



Cannon Hill, 61 Aster Street

OFF MARKET OPPORTUNITY - Cannon Hill Character Home

PRIVATE INSPECTION THIS FRIDAY 05/07/2024 - CONTACT AGENT TO REGISTER.

This charming family home is nestled in one of the most desirable neighbourhoods, offering the perfect blend of tranquillity and convenience. This immaculate character home is ideally suited to the first home buyer, executive couple, young family or savvy investor with endless potential. Featuring polished timber floors, decorative cornices, this three-bedroom home offers relaxed living with a modern appeal. Move in, Landbank, invest, or renovate this home is appealing on so many levels.

Ready for your family to enjoy, and at the same time offering potential to personalise, expand to transform this home into your dream residence and experience the gains. Even better is the location as you are a short stroll from the popular St Oliver Plunket primary or the Cannon Hill State school. Shops, trains, and buses are all minutes from your door.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
SOLD

View
[ljhooker.com.au/T97GVB](https://ljhooke.com.au/T97GVB)

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LJ Hooker Cannon Hill
(07) 3906 1366

405m2 block with a surprising amount of space in the back yard due to the way the property is situated on the block – allowing for the perfect space for the children or for your next project.

Currently rented with tenants in place until 4/11/24 paying \$620.00/ week with the potential to increase to \$700 - \$750.00/ week based on the current rental returns achieved in the area.

Why will you love this property? This home is situated in a quite cul de sac position, which means limited traffic and families in this street are constantly commenting on the lovely community feel. Don't let us tell you about this, come and find out for yourself. Ask for a private viewing.

Property features:

3 Bedrooms with polished timber floors, casement windows and high ceilings. All bedrooms with ceiling fans.

Open plan lounge area with Air-conditioning, with feature cornices, & casement character windows

Large kitchen which is the hub of the home and has plenty of space for the dining table – includes stainless steel oven and glass cooktop

Downstairs is the laundry and plenty of space for storage

Tandem lockup garage

Fully fenced yard

405m2 block

Fees, Rates and Returns:

Rates - approx. \$683.00 per quarter *

Estimated rental return: \$700-\$750.00 / week. (upon renewal of the lease) *

Location tips:

Walk to St Oliver Plunket, & Cannon Hill Primary

Minutes drive to Balmoral State High and Cannon Hill Anglican College (CHAC)

Walk to parks, Bikeways and Netball courts

10-13 min approx. to Brisbane Airport*

8-9 radial km approx to Brisbane CBD*

12-14 min approx. to Westfield Carindale*

Minutes drive to Morningside shopping centre or the Cannon Hill Plaza

* = approx

CONTACT TEAM HANSOM

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More About this Property

Property ID	T97GVB
Property Type	House
Land Area	405 m ²

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Principal & Licensee | cannonhill@ljhch.com.au

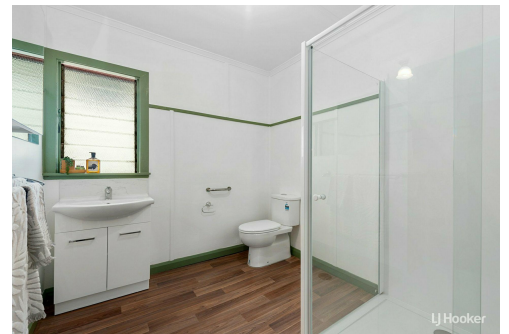
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