







71 Whitworth Road, Cannon Hill

3 1 1

A Property Ready for Its Next Chapter

Positioned in a sought after Brisbane location, 71 Whitworth Road presents an exciting opportunity for buyers looking to renovate, rebuild or create something of their own. Set on a generous 610sqm block just 8km from the CBD, the property offers plenty of scope to add value and unlock its potential, whether you are looking to create your dream home or secure an investment with future upside.

The choice is yours:
1. Breathe life back into this character home
2. Demolish and build your dream home
3. Land bank
4. Update and turn it into an investment

Property Features:
1960's* home on 610sqm
Original, first time offered to the market
3 bedrooms, 1 bathroom with a separate toilet, 1 carport
Hardwood timber floors throughout
Functional kitchen
Separate laundry
Lush garden with well established trees

FOR SALE
Offer Overs $1,099,000

VIEW
By Appointment

AGENTS

Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au

Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

AGENCY

LJ Hooker Cannon Hill
(07) 3906 1366

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.

LJ Hooker

Rental Return: $550 - $600 per week*
Council Rates: $647.35 per quarter*
Location:
8km to CBD – 15-18 minute drive
- minute drive to Brisbane Airport
- minute drive to Cannon Hill Shopping Centre
- minute drive to Morningside shops
- minute walk to CHAC

Local schools include: CHAC, Balmoral State High, St Oliver Plunkett, Cannon Hill S/S + more

- minute drive to Colmslie Reserve
- minute drive to Gateway Motorway – go north or south
- minute drive to popular Oxford Street
- minute walk to Cannon Hill Train Station
- minute walk to local bus stops

Contact Team Hansom
Deanne Hansom | 0403 066 191
Ashleigh Hansom | 0448 742 538

- = approximate

MORE DETAILS

Property ID	TX2GVB
Property Type	House
Land Area	610 m2
Including	Floorboards











Deanne Hansom 0403 066 191
Principal & Licensee | cannonhill@ljhch.com.au
Ashleigh Hansom 0448 742 538
Co-Agent to Team Hansom | ahansom@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366
1878 Creek Road, CANNON HILL QLD 4170
cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au

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.