



99 Shrapnel Road, Cannon Hill

The White Picket Fence Dream

Beautifully renovated cottages rich in charm and character are increasingly becoming the homes buyers covet most. Nestled behind a classic white picket fence on a beautifully maintained 405sqm block in sought-after Cannon Hill, this stunning three-bedroom residence offers far more than first meets the eye.

Blending timeless appeal with modern comfort, it presents an exceptional opportunity for first-home buyers, growing families, multi-generational living, and astute investors alike.

Sunlit interiors and inviting outdoor spaces combine to create a home that is equally suited to relaxed family living and effortless entertaining. Positioned in one of Brisbane's most connected suburbs, this residence seamlessly blends timeless character with modern comfort.

From the moment you step inside, the home's warmth and charm are evident. Polished timber floors, casement windows and traditional character details pay homage to its period, while light-filled open-plan living spaces and contemporary updates ensure everyday living is both comfortable and practical.

At the heart of the home is a beautifully renovated kitchen that connects effortlessly to the front deck and manicured gardens,

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FOR SALE

Offers Closing 18th June - if not prior

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

creating the perfect setting for morning coffees, weekend gatherings and everything in between. Three generous bedrooms include a private master retreat complete with ensuite, while the spacious living area extends to a rear entertainer's deck, providing excellent indoor-outdoor flow. Flexible and functional, the layout easily accommodates growing families, those working from home, or anyone seeking additional space for hobbies and creative pursuits.

Property Features:

1960's post war home
405sqm block fully fenced
3 bedrooms, 2 bathrooms, single carport
Hardwood timber floors throughout
Master suite complete with walk-through-robe and ensuite
Modern kitchen with electric cooking, custom cabinetry, breakfast bar
Dining with built in seats
Main bathroom with shower/bath combo
Large lounge area opening onto rooflined rear deck
Generous separate laundry
Split air-conditioning in bedrooms and living
Front morning/ entry deck with French timber doors

Rates & Fees:

Council Rates: \$571.90 per quarter
Rental Return: \$850 - \$900 per week

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

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MORE DETAILS

Property ID TUQGVB
Property Type House
Land Area 405 m2
Including Ensuite
Air Conditioning
Balcony
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced

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