**LJ Hooker Cannon Hill**
1878 Creek Road,
CANNON HILL QLD 4170

## 122 Erica St, Cannon Hill, QLD 4170

**Leased - $1,200**

House 4 2 2









# Cannon Hill Charmer!

This spacious 4 bedroom, 2-bathroom home has an ideal layout for families, with multiple break away living spaces both indoor and outdoor. The light infused living spaces, timber floors and character cornices just add that perfect nod to the character of the home, giving you that charming feeling as you walk throughout this home.

**Open for Inspection**

By Appointment.

Part of a popular family-friendly suburb, it's close to excellent schools, cafes, shops and restaurants. Ample public transport is nearby, plus take advantage of being approx. 8km* from the CBD. Arrange your inspection of this exceptional entertainer today.

Property Features:
Downstairs:
Two oversized bedrooms, with lovely timber floors
Massive family rumpus room with timber floors and air conditioning
Lower deck area has access via the French doors from the rumpus area - perfect for watching the children play
Large bathroom complete with spa
Large designer styled laundry - equipped to cater for all the family needs

Upstairs:
Two large bedrooms, Master bedroom complete with air conditioning
Classic upper living spaces for formal lounge and dining, showcasing classic timber picture rails, cornices and timber floors
Main bathroom with 2-way access to the rear deck, perfect for when you are entertaining
Kitchen is a galley style with new gas cooktop, new oven and range hood. Includes dishwasher
Access full length rear deck with views towards the gateway, and yet privately surrounded by trees

Extras:
2 lockup garages
Fully fenced yard with an abundance of space for the children to enjoy
804 m2 block - dimensions 23m x 34.4m

Location:

**Listed By**
LJ Hooker Cannon Hill

Listing Number: 3544883

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.