

50 Erica St, Cannon Hill, QLD 4170

Sold - 13/05/2021

House 3 1/2 2 1/2



574m2 SITTING ON 2 LOTS WITH POTENTIAL TO SPLIT

Offered to the market for the first time EVER, built in 1971 and sitting on two established lots - this is one you do not want to pass on. Sitting atop the high side of Erica Street, this 3 bedroom post war home is infused with character and charm with breath-taking views, which is what makes this home truly exceptional. There is an abundance of options with this blue chip residence.

Open for Inspection

By Appointment.

The choice is yours;

1. Split and develop (STCA*)
2. Land bank
3. Lift & renovate (make the most of the character and views)
4. Start again
5. Move in (after tenancy completed)

Property Features

Timber floors
Old wood fireplace (currently decommissioned for safety with tenants)
Open plan living with air conditioning
Tassie oak kitchen includes stainless steel appliances, electric cooktop & dishwasher
Large sunroom with elevated views & breezes
Refreshed bathroom with plenty of storage
3 bedrooms upstairs, all with built ins, plus air-conditioning in master bedroom
2 carports at the front, both with separate access points
Downstairs has 2 multi-purpose rooms, non-legal height bathroom, laundry & workshop/storage area
Currently rented at \$500.00 /week, Lease expires 21/02/2022
Land size 574m2
Split to two lots - Lot 48 = 182m2 and Lot 50 = 392m2
No demolition control
No character control
No easements, but there is sewerage line running half way of the block*

Listed By

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