

**16 Gatling Road, Cannon Hill, QLD, 4170**

Place. 

**House For Sale**

Thursday, 14 November 2024

16 Gatling Road, Cannon Hill, QLD, 4170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Excellent Three-Bedroom Home with Dual-Living Potential

Set on a prime 405sqm allotment close to leafy parklands and local conveniences, this dual-level property boasts a versatile layout and fantastic updates. Featuring living options on both its levels, this outstanding residence also offers marvellous entertainment options and a large rear yard.

Inviting you to further renovate or enjoy as is, this property boasts a recently repainted exterior and interior, enhancing its charm alongside mature front gardens. Modern conveniences include insulated ceiling, high quality window tinting, ceiling fans, an efficient six-kilowatt, 21-panel solar power system with 6.5kW LG battery. Inside, timber floors on the upper level and durable epoxy-coated floors downstairs elevate the home's appeal, combining timeless style with energy-saving benefits.

Built in 1970, the home encompasses a spacious open-plan living and dining area on its upper level. A tidy adjoining kitchen displays a tiled splashback and ample cupboard storage, while a covered and insulated rear deck provides a fabulous setting for relaxing and hosting guest.

An external staircase leads down to a generous fully-fenced grassed rear yard, which has established gardens and a storage-packed shed. There is also plentiful space for children and pets, as well as a potential new build (subject to council approval).

Finishing the upper level, a sizeable main bedroom with a built-in robe is accompanied by two additional bedrooms. A well-appointed main bathroom benefits from a shower over a bath.

Downstairs has its own kitchenette, modern bathroom, multi-purpose rooms, attached patio and separate entrance. Ideal for a home office setup or adding your own personal flair. Complete with a secure single garage and off-street parking for another car, also includes an internal laundry, exceptional storage, Invisi-Gard security screens, insulated walls and soundproofed ceilings.

Only a stone's throw from Morningside Plaza, Morningside Central Shopping Centre, and Cannon Hill Kmart Plaza, this spectacular residence is near the Cannon Hill train station and the soon-to-be-upgraded Murarrie Recreation Ground. Seven Hills Bushland Reserve's scenic walking tracks and Bulimba's fashionable attractions are minutes away.

Falling within the Cannon Hill State School and Balmoral State High School catchment areas, this brilliant home is also a short distance from Saint Oliver Plunkett Primary School, Cannon Hill Anglican College and Lourdes Hill College. Do not delay - call to arrange an inspection today.

### Disclaimer:

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