

**71 Muir Street, Cannon Hill, Qld 4170**



**House For Sale**

Wednesday, 8 January 2025

71 Muir Street, Cannon Hill, Qld 4170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 407 m2**

**Type: House**



Robyn Hoare

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## Auction

The epitome of easy Brisbane living, this perfect family home boasts abundant space and comfort within an ideal position just a short drive from the renowned Cannon Hill Anglican College and endless amenities. Move-in ready with a great backyard and an outstanding design featuring living areas, entertaining zones and bedrooms on each floor, the house caters to the ever-evolving needs of the growing family, ensuring a relaxed lifestyle at this fantastic Cannon Hill address. An open configuration and timber floors flow across the upper level, where families can gather within the living and dining area and create meals in the modern kitchen. Effortlessly connecting inside and out, front and rear decks offer alfresco dining and entertaining retreats, and bi-fold doors allow a beautiful intake of breezes, sunlight and tree-lined views to filter inside. Extending the living options for time together or private moments for parents and kids, the downstairs family room opens to the covered patio and big backyard. Perfect for BBQs, kicking the footy and cricket matches, and boasting plenty of room for a cubby house, swing set, trampoline, and swimming pool (STCA), you will love embracing this outdoor lifestyle and sharing special moments with family and friends. Four bedrooms, two bathrooms and a powder room span the floor plan. Two bedrooms feature on each floor, including an upstairs primary suite featuring a luxurious ensuite with double showers and double vanities. Property features:- Fantastic family home in an ideal position on a 407sqm lot- House moved across the block when it was split in 2010- 4 bedrooms, 2.5 bathrooms, laundry, 1-car lock-up garage- Primary suite featuring an ensuite with double showers and vanities- Upstairs living and dining area opening to the front and rear decks- Downstairs family room extending to the patio and large backyard- Kitchen with stainless steel appliances and gas stove- Excellent space inside and out and room to add a pool (STCA)- Split system air-conditioning and rainwater tank In a phenomenal position only 16 minutes from the city and bayside, buyers can enjoy easy commutes to the CBD and the Wynnum/Manly waterfront. So close to transport and schools, bus stops are right outside, Cannon Hill station is 700m away, and children are walking distance from Cannon Hill Anglican College and Cannon Hill State School. Supermarkets, shops and dining are 1.5km away at Cannon Hill Plaza and Morningside Central, Westfield Carindale is 7 minutes from your door, and nearby Murarrie Recreation Ground, Seven Hills Bushland Reserve, parks and playgrounds provide endless family fun.