



9 Armstrong Rd, Cannon Hill



UNDER OFFER – 2 LOTS CLOSE TO CITY

Act now to secure this Cannon Hill development opportunity. Perfectly positioned close to amenities and with glimpses of the city from street level, you'll love this property's potential.

Set on 2 lots spanning a total of 742sqm, this property sits within close proximity to other homes that are either new builds or significantly renovated.

Featuring 9 foot ceilings, this 3 bedroom home includes a generous sized lounge and eat-in kitchen. You can opt to renovate the existing residence, build the home of your dreams, or plan a development (subject to Council approval).

The property is within walking distance to the Morningside Shopping Centre, bus and train services, and local schools.

The Brief:

- 2 lots across 742sqm
- 3 bedrooms
- Good sized lounge
- Eat-in kitchen
- Close proximity to amenities – 400m to Morningside Shopping Centre; walking distance to medical centre, gym, hotel, bus and train services.
- Catchment for Cannon Hill State School (600m) and Balmoral State High School (3km), and 900m to Cannon Hill Anglican College
- Tenancy in place until mid-November 2024

3 1 742 m2

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|----------------------|-------------------------|
| Price | Expressions of Interest |
| Property Type | Residential |
| Property ID | 1208 |
| Land Area | 742 m2 |

Agent Details

Louise Sanderson - 0499 088 515

Office Details

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This is the one you've been waiting for. For further information or to arrange an inspection contact the Agent - Louise Sanderson, Bill Hooper Real Estate on mobile 0499 088 515.

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