

17/329 Lillian Avenue, Salisbury, Qld 4107

ARCADIA

Sold Unit

Monday, 14 August 2023

17/329 Lillian Avenue, Salisbury, Qld 4107

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit

\$447,000

Salisbury is ideal for those seeking the convenience of the inner city without sacrificing a warm and welcoming community. The suburb boasts many local cafes and parks, the perfect balance to busy lifestyles. This ground floor unit is situated to the front of the complex and is a modern dwelling, perfect for those at any stage of their property investment journey. The open plan living, kitchen and dining room steps out to a large and sheltered private balcony. With insect screens throughout, the beautiful breezes from this elevated position can be enjoyed year-round both inside and out. The kitchen is both spacious and practical, with stone benchtops, attractive cabinetry and stainless steel appliances. Wood-look plank flooring throughout the kitchen and living spaces give the unit a warm and welcoming feel, while giving a low-maintenance finish. With neutral paint, this is a flexible space giving you the opportunity to configure and decorate to your taste. The two bedrooms have been finished with neutral carpets and built in wardrobes. The master bedroom is adjoined by a generous ensuite, with storage. The main bathroom is combined with the laundry and is perfectly serviceable, and steps out to a lovely grassy area with clothesline. The complex is equipped with a swimming pool and tennis court, perfect for the warmer weather ahead. This property features: * Two bedroom, two bathroom on ground floor in complex comprising of 32 units* Master bedroom adjoined by generous ensuite* Both bedrooms with built in wardrobes and neutral carpets* Two pac kitchen with stone benchtop* Private courtyard* Stainless steel appliances* Air-conditioning in living area* Two remote lock up garages* Swimming pool and tennis court within complex Salisbury offers very easy access to the CBD via M1 and is close to an array of shopping centres, hospitals, restaurants, a university and both buses and trains. Not only is it a very convenient spot, the complex is very sought after by tenants with no shortage of demand. Rental appraisal: \$475 per week Rates: \$450.20 per quarter Body Corporate Fees: \$1,137 per quarter **Please note - photos are of a similar apartment in the same complex**