

**251 Lillian Avenue, Salisbury, Qld 4107**

**M MARK WARD**  
**W PROPERTY**

**Sold House**

Friday, 17 May 2024

251 Lillian Avenue, Salisbury, Qld 4107

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$969,000**

Explore the potential at this charming property! Situated on a spacious block spanning 716m<sup>2</sup>, this home offers more than meets the eye. Step onto the practical front covered deck, a welcoming entryway to the opportunities that await. Surrounding the property are mature trees and plants, adding to its natural charm. Security bars on windows offer peace of mind, while natural light filters through to the timber floorboards that span the expansive living and bedroom areas, creating a warm and inviting atmosphere. Both the living area and bedrooms feature ceiling fans for added comfort during warmer nights. Two bedrooms are equipped with wall-mounted cooling air-conditioning units, ensuring a restful sleep during warmer months. Prepare meals effortlessly in the practical kitchen, furnished with essential appliances including an electric cooktop, stainless steel sink, and rangehood, combined with plenty of cupboard space. A separate laundry enhances daily routines with added convenience, featuring a tub, storage facilities, and a drying rack. The bathroom boasts functionality with a shower over bath, toilet, and a good-sized vanity. Entertain alfresco on the spacious undercover rear deck, offering privacy and shade amidst the expansive grassy yard. A large double garage/shed with roller door access and two rainwater tanks complete this property's practical appeal. Unlock the potential of 251 Lillian Avenue and make it your own. With development potential for the future, this property is not just a home, but a smart investment opportunity.

Features at a glance:

- Spacious 716m<sup>2</sup> fully fenced block with mature trees and shrubs
- Welcoming front covered deck and large undercover rear entertainers' deck
- Security bars on windows for added peace of mind
- Timber floorboards throughout the home
- Large living area with ceiling fan for comfort
- Two good sized bedrooms with ceiling fan and wall-mounted cooling a/c units
- Main bathroom with shower over bath, toilet, and large vanity
- Functional kitchen with electric cooktop, stainless steel sink, and rangehood
- Separate laundry featuring drying rack, tub, and storage
- Ample storage space with a large double garage/shed plus two rainwater tanks
- Enjoy the great northerly aspect
- Potential for development in the future
- Walking distance to local shops and amenities

Experience the best of both worlds in Salisbury, a vibrant suburb located a mere 10km from the CBD. With regular express buses and a short drive to the train station, the pulse of the city is within easy reach. Discover a world of possibilities with Griffith University's Nathan Campus, the QEII hospital, and major shopping centres like Westfield Garden City, Sunnybank Plaza, and Market Square, all just minutes away. Plus, the M3 motorway is a quick 5-minute drive, offering a hassle-free commute to the CBD, Mater, PA, Logan, RBH Hospitals, and even Brisbane Airport. And when it's time to relax and unwind, the captivating shores of the Gold Coast are just a 40-minute drive away. Salisbury boasts a family-friendly atmosphere, with two popular C & K Kindergartens and highly regarded State, Catholic, and Brisbane Christian College Junior and Senior Campuses. Fuel your senses at the boutique cafes and restaurants that dot the area, where delectable culinary delights await. Let your kids roam freely in the many parks that grace the neighbourhood, providing endless opportunities for outdoor adventures and play. Seize the opportunity to transform 251 Lillian Avenue into your ideal home or investment with its development potential. This residence offers endless possibilities in a central and convenient location. Contact Mark today at 0434 917 766 to schedule a viewing and take the first step towards making this property yours.