

# 440 Orange Grove Road, Salisbury, Qld 4107

## Sold House

Monday, 30 October 2023

440 Orange Grove Road, Salisbury, Qld 4107

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



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**\$912,500**

Beat the summer heat in style with this enchanting three-bedroom home that exudes character and charm. Whether you prefer lounging on the spacious back deck under the shade or retreating indoors to the cool comfort of air-conditioning, this residence offers the best of both worlds. With unparalleled views from the rear deck and the proximity to the ever-popular Toohey Forest, there is a lot to love about this home. As you arrive, the automatic front gate welcomes you with convenience and security, setting the tone for the incredible features that await inside. Polished floorboards throughout the house add a touch of timeless elegance, and the air-conditioned lounge room provides the perfect sanctuary for relaxation. This home takes your comfort seriously, with the main bedroom featuring air-conditioning and a built-in wardrobe, ensuring your personal oasis is complete. Bedroom 2 and bedroom 3 also come equipped with air-conditioning and built-in wardrobes, making every room a cool haven during the warmest days. The lovely country-style kitchen is a chef's delight, boasting a dishwasher and a connection to the large back deck, perfect for outdoor dining and entertaining. A tidy bathroom with toilet, shower and vanity services the home, in addition, a second toilet and basin offer further convenience, while a spacious laundry and ample storage space under the house ensure your daily routines are as efficient as they are enjoyable. Embrace the great outdoors in your own private paradise. The property features an undercover back patio downstairs, perfect for enjoying evenings regardless of the weather. The large fully fenced backyard provides a safe space for children and pets to play freely, and a dedicated water tank keeps your gardens lush and thriving without the extra expense. Embrace sustainability and cost-efficiency with solar panels that not only lower your energy bills. With a single carport and two off-street parking spaces, you'll have no trouble accommodating your vehicles and guests. This is a home where comfort and style meet, creating an unparalleled living experience.

- Secure entry with automatic front gate
- Elegant, polished floorboards throughout the home
- Lounge room comfort with air-conditioning
- Main bedroom: air-conditioning, built-in wardrobe
- Bedroom 2: air-conditioning, built-in wardrobe
- Bedroom 3: air-conditioning for added comfort
- Country-style kitchen, deck access, and dishwasher
- Tidy bathroom with vanity, toilet and shower
- Second toilet and basin for further convenience
- Large laundry, ample storage under the house
- Downstairs patio for all-weather relaxation
- Generous fully fenced backyard for safety
- Wonderful entertainers' deck with superb views
- Water tank for garden sustainability
- Solar panels with tenant rebates
- Single carport plus two off-street parking spaces
- Literally across the road from the popular Toohey Forest

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 scenic 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. Discover the true essence of community living in Salisbury, where you'll be just a stone's throw away from all the amenities that make this suburb so popular. For more details about this property, please contact Mark on 0434 917 766 or Caleb on 0450 056 766 to ensure you don't miss out on this wonderful opportunity!