

**71 Chalfont Street, Salisbury, Qld 4107**



**House For Sale**

Wednesday, 8 May 2024

71 Chalfont Street, Salisbury, Qld 4107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1100 m2**

**Type: House**



Bevin Powell  
0405650609



Hayden Cains  
0451634760

## **Auction**

Subject to the Estate! Nestled in one of Salisbury's tranquil, tree-lined streets, this expansive property offers a rare opportunity for discerning buyers. Spanning over 1100m<sup>2</sup> and boasting a pre-approved Development Approval (DA) for sub-division, the potential for creating one or two new lots is within reach. The residence itself is a testament to solid construction, featuring a well-appointed kitchen, recently renovated bathroom, and three generously proportioned bedrooms. Step onto the front balcony through elegant French doors, adding a touch of charm to the living space. Outside, the property is adorned with a variety of mature fruit trees, including Avocado, Persimmon, Mango, and Jaboticaba, delivering a bountiful harvest. Additional highlights include hardwood floors, ample under-house storage, full fencing for privacy, and the convenience of brand new solar panels. Embrace the sense of community in this family-friendly neighborhood, where street parties and annual Christmas lights displays are cherished traditions. Take advantage of the nearby Russ Hall park facilities, or stroll along the walking track to the bustling Ainsworth Street shops or Ballistic brewery for leisurely outings. The property is conveniently located near to multiple bus stops, train station and has easy freeway access to the city or Coast. Whether you're seeking a comfortable home to settle into or envisioning a development opportunity, this property offers the best of both worlds. Don't miss out on this exceptional chance to make your mark in Salisbury!