

**48 Georgina Street, Salisbury, Qld 4107**

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

**House For Sale**

Saturday, 29 June 2024

48 Georgina Street, Salisbury, Qld 4107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 602 m2**

**Type: House**



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## FOR SALE

Welcome to 48 Georgina Street, Salisbury - a charming starter home or investment property, ideal for first-time buyers or savvy investors. This delightful home features a carpeted, light-filled living room complete with a ceiling fan and access to a spacious balcony, perfect for enjoying your morning coffee or unwinding in the evenings. The tidy kitchen boasts ample cupboard and counter space, equipped with an electric oven, cooktop, and rangehood, making meal preparation a breeze. Ducted air-conditioning throughout ensures comfort in every season. This versatile home offers three bedrooms, with the potential for one to serve as a home office, thanks to its convenient outdoor access. The primary bedroom includes a built-in robe and ceiling fan, ensuring comfort and convenience. The modern bathroom features safety rails, a large vanity, and a shower with a handheld showerhead, complemented by a separate private toilet for added privacy. The outdoor area is a highlight, featuring a fully fenced 602m<sup>2</sup> block with plenty of grassy space for children and pets to play. Additionally, there's ample potential to add a granny flat, providing extra accommodation or rental income opportunities. The rear of the house includes a ramp leading to another grassed area, a huge double garage, a second toilet with a wash basin, and a shipping container that can be used as an office or storage space. This setup is perfect for a tradesperson needing plenty of storage and room to run their business from the property. With 16 solar panels, ample security features, and multiple parking options, this home truly offers something for everyone.

**Features:**

- Light-filled living room with balcony access
- Tidy kitchen with ample space
- Ducted air-conditioning throughout
- Three bedrooms, one with outdoor access
- Primary bedroom with built-in robe and ceiling fan
- Oak flooring, waiting to be rejuvenated
- Modern bathroom with safety rails, separate private toilet
- Huge double garage, second toilet, and wash basin
- Shipping container for office/storage
- Potential to add a granny flat
- Ideal for tradespeople with plenty of storage and business space
- 16 solar panels: Security assured with bars on windows/doors
- Multiple parking options
- Fully fenced 602m<sup>2</sup> block with large grassy area
- Appealing modern façade
- Close to Ainsworth Shopping Precinct

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. Don't miss the opportunity to make 48 Georgina Street your own - your entry level opportunity into the fabulous suburb of Salisbury. Contact Mark today to arrange a viewing today on 0434 917 766!