

**34 Evans Rd, Salisbury, QLD 4107**

**Sold - 12/02/2021**

House 3 1 1 1



## POTENTIAL, POTENTIAL, POTENTIAL

Situated in the up and coming suburb of Salisbury is this opportunity to obtain of 946m2 block of land located within approx. 10 - 12km radius of the Brisbane CBD. This is a property that can provide you with the potential to renovate or remove and re-build. Transport options could not be easier, as you have bus transport outside your door, options of different Train Stations minutes away and a good choice of schools all minutes from your door.

### Open for Inspection

By Appointment.

The home itself is of an older style, but with a bit of love and care could be turned into your perfect home opportunity. From the moment you step inside the door the abundance of light combined with polished timber floors, gives you that impression of what truly could be made to shine. The hub of this home is the kitchen and the open plan design allows the chef of the family to be a part of all family activities. At the rear is the perfect opportunity to enjoy the evening sunset and watch the children play in the large fully fenced yard.

### Property Features

- 3 bedrooms, all with polished timber floors, the second large enough to accommodate multiple beds if desired
- The third bedroom is somewhat smaller and has two entry points
- Large living/lounge area with timber floors
- Older style kitchen with ample storage and bench space
- Rear deck
- Converted garage perfect for the home office or teenager retreat - air-conditioned
- Solar panels to help minimise the electricity bills
- Laundry, extra water closet and linen press
- Storage shed at the rear of the studio/office space
- 946m2 of land, 17m frontage and 51 m depth
- Currently tenanted for \$350 per week (Lease expired 3.11.2020 so now periodic
- Rates approx. \$497.52 per quarter

### Location Tips

- Easy access to Griffith University Nathan Campus
- Moorooka Shopping Centre minutes from your door
- A number of schools all minutes from door, Moorooka State School, St Brendan's Primary and Brisbane Christian College to name a few

### Listed By

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