

282 Orange Grove Rd, Salisbury, QLD 4107

Sold - 5/06/2022

House 5 1/2 4 1/2



## INVESTOR ALERT! LUCRATIVE SOUTHSIDE RENTAL OPPORTUNITY

With a record of \$820+ rental income per week, this pet-friendly 2-storey home has much to attract the astute investor. Its large, 696sqm block has potential for renovation or development (STCA). There is already a development at 278 and 276 Orange Grove Road which will only increase the desirability of the area and create a stronger community.

**Open for Inspection**

By Appointment.

First up, consider this location: from your front door you can walk to ALDI and various food outlets. Griffith Uni's Nathan Campus is literally just up Kessels Road, and you are only a short drive or bus trip from Westfield Garden City or down Mains Road to all the restaurants and retail outlets throughout Sunnybank Plaza and Market Square.

Back to the block now and the floorplan offers multiple self-contained living spaces across this site - all separate.

In the 2-storey residence there are two kitchen areas: a larger and more contemporary space with electric stove, rangehood, dual sink and generous storage plus a modest but functional kitchen area with gas stove and rangehood.

Here in the main house, you will also find 4 considerable size bedrooms, 3 bathrooms and multiple living, dining and study areas - just what you need in a rental of this size and configuration.

A standalone Granny Flat on the property houses its own kitchen (with gas stove and rangehood), a bathroom and bedroom.

Other property features include:

- 3 Kitchen
- 1 A/C unit
- 4 ceiling fans
- Internet
- Security screens
- Fencing
- Shed

### Listed By

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## Floorplan



282 Orange Grove Road SALISBURY

**LJ Hooker**  
Property Partners

4 Bed + Studio 4 Bath Off-Street

Internal 232m<sup>2</sup> | Granny Flat 35m<sup>2</sup> | Covered Externals 90m<sup>2</sup> | Total 372m<sup>2</sup>  
Underhouse Storage 15m<sup>2</sup>

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