



61 Winsome Rd, Salisbury, QLD 4107

Sold - 15/12/2023

Block of Units 6  2  3 



SOLD BY JANE ELVIN

It might sound cliché, but opportunities like this don't come along often. 61-63 Winsome Rd, Salisbury is situated on an 809sqm block with a 20m frontage, offering the perfect investment or future development (Subject to Council Approval).

Open for Inspection

By Appointment.

As a parent, this would be an investment to set the kids up for the future - a duplex - each with 3 bed, 1 bath, on approx. 404sqm each. As an owner occupier, you could live in one side and rent out the other - a home and an investment in one. As a developer you could explore the possibility of building 2 houses (Subject to Council Approval). Not to mention an ideal property to add to your Self-Managed Super Fund.

With a combined current rental income of \$870 per week, which could easily be increased in March (end of lease), you have steady income until you decide the future of this property, which just might be simply holding and collecting the rent.

A BIT MORE ABOUT THE DUPLEX

61 Winsome Rd

- 3 good sized bedrooms, 2 with built-in wardrobes
- Spacious entry which would make a great study.
- Updated bathroom with separate shower, bath & toilet
- Tidy kitchen with laundry
- Air-conditioned, open plan lounge & dining
- Single garage under the house, plus room to park in the driveway.
- Storage under the house
- Large, fenced back yard including dividing fence to 63 Winsome.
- Hardwood floors throughout
- Rented at \$420 per week until March 2024

63 Winsome Rd

- 3 good sized bedrooms, 2 with built-in wardrobes
- A separate study, which could be added to bedroom 2 or 3 to increase their size

Listed By

Jane Elvin

The Office

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Floorplan



GROUND FLOOR

61&63 Winsome Road **SALISBURY**

6 | 2 | 2 | 202m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.