



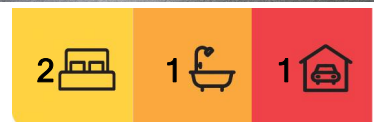
Coopers Plains, 44 Orange Grove Road COSY COTTAGE HOME

*** Rent will be \$470 p/w and will increase to \$550 on 18th March 2025 ***

44 Orange Grove Rd is a quaint two-bedroom cottage, sitting proudly on a 583sqm fully fenced block. The appeal of this home is obvious from the moment you walk through the front door. It's well presented and full of character, you'll appreciate the traditional layout, great-sized rooms, high ceilings, loads of windows and natural light.

The functional kitchen is a great size and full of charm with wooden panelled walls and freestanding oven. It's separate from the open plan living/dining area but effortlessly connects the home creating that open plan feeling yet still having defined areas throughout.

The two spacious bedrooms have built-in robes and are accompanied by a 3rd room that would be ideal as a study or nursery. All bedrooms are serviced by the modern bathroom



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with floor to ceiling tiles and separate laundry.

An open patio off the living area in the perfect place to unwind and overlooks the large yard that wraps around the property – the ideal place for the kids or furry friends to play.

Complete the package with a carport, garden shed and security bars throughout.

Positioned close to Coopers Plains State School and childcare centres. Less than 10-minute drive to Westfield Garden City, Sunnybank Plaza, Griffith University (Nathan Campus) and QE2 Hospital.

Excellent access to public transport, with 6 bus stops and the Coopers Plains Train Station all within a 5-minute walk. A short drive to local shopping precincts on Boundary Road, Orange Grove Road, Sunnybank Plaza and Market Square, this is an unmissable opportunity to live in a conveniently positioned home.

Features of 44 Orange Grove Road at a glance:

- Generously sized living/dining area
- 2 spacious bedrooms with built-in robes
- Third multi-purpose room or study
- Functional kitchen with freestanding oven and plenty of storage
- Modern bathroom with floor to ceiling tiles
- Good sized patio, overlooking the spacious, fully fenced yard
- Separate external laundry
- Garden storage shed
- Single carport
- Coopers Plains Train station and multiple bus stops within a 5-minute walk
- Easy access to local primary schools, local shopping precincts, Westfield Garden City, QE11 Hospital & Griffith University (Nathan Campus)

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*** By registering for an inspection, you will be INSTANTLY informed of any updates, changes or cancellations for your property appointment. If no one registers for an inspection time - then that inspection may not proceed. If there are no times set for this property yet, STILL REGISTER and as soon as times are set, you will be advised of the day and time ****

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More About this Property

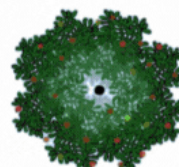
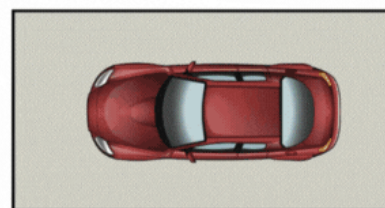
Property ID	1EBBH31
Property Type	House
Land Area	583 sqm
Including	Study Balcony Built-in-Robes Secure Parking Fully Fenced

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INT: 87 sqm
EXT: 35 sqm
TOTAL: 122 sqm

44 ORANGE GROVE ROAD, SALISBURY

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.