

Salisbury, 61 Winsome Road

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).

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



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SOLD

6

2

3

For Sale

Please Call

View

ljhooker.com.au/1B1WH31

Contact

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Salisbury
(07) 3848 7369**

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
- Spacious entry which would make a great study.
- Modernised, eat in kitchen.
- Air-conditioned, large lounge
- Separate shower, bath & toilet
- Laundry beside the bathroom
- Single carport + garage under the house
- Storage under the house
- Large, fenced back yard including dividing fence to 63 Winsome.
- Hardwood floors throughout
- Rented at \$450 per week until March 2024

What you could do to add value and rental income

- Number 63 - open the study & bed 3 to connect to the kitchen & turn the lounge into the main bedroom.
- Add decks to both flats.

Salisbury has experienced & continues to experience strong growth. Only 10km from the CBD with regular express buses and with walking distance to the train. With easy access to Griffith University (Nathan Campus), UQ, the QEII hospital, PA Hospital, Mater, and major shopping centres including Westfield Garden City, Sunnybank Plaza, and Market Square. Only a 5-minute drive to M3.

Families have choice of two C&K Kindergartens, well regarded State and Catholic schools and Brisbane Christian College Junior and Senior Campuses and an array of parks.

Whether you are investing, or nesting, 61-63 Winsome Rd, offers a rare and unique opportunity and must be inspected to realise the potential.



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Call Jane Elvin or Joey Elvin to discuss this opportunity further.

More About this Property

Property ID	1B1WH31
Property Type	BlockOfUnits
Land Area	809 m²
Including	Study Air Conditioning Floorboards Built-in-Robes STUDY AIR CON FENCED BUILT-IN WARDROBES AIR CON BATH

Jane Elvin 0408 344 417

Principal – Sales & Marketing Consultant |

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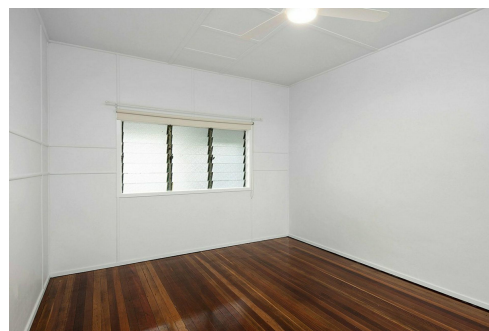
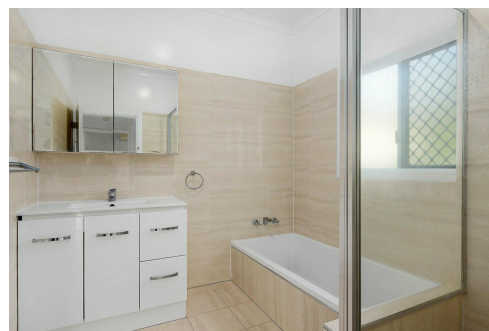
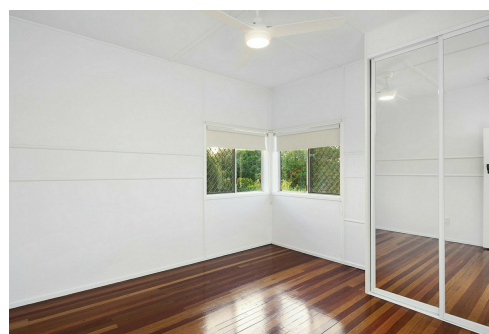
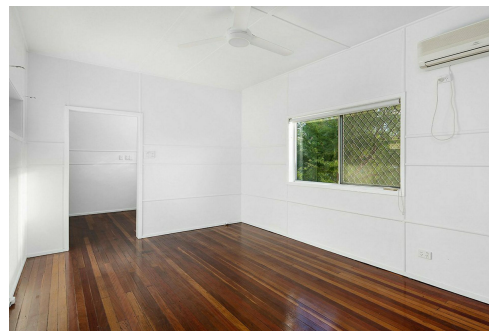
Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

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GROUND FLOOR



61&63 Winsome Road **SALISBURY**

6 | 2 | 2 | 202m²

LJ Hooker

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

LJ Hooker

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