



## Salisbury, 145 Ness Road

SOLD BY NICK BOWEN

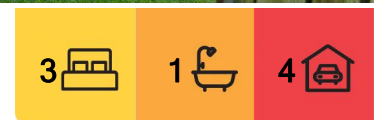
145 Ness Road in Salisbury offers opportunity often sought and rarely found; a home built post-war on an elevated 809m2 block, drawing breezes through treetops to a 20.1m wide block, gently sloping towards the street, where water and sewerage are both located right outside the property boundary. This makes for a chance becoming more rare inner-city to source a suitable address to knock and build over one 809m2 block, or subdivide to develop (STCA).

Ness Road is a great address; non-thoroughfare, close-knit community atmosphere where you'll have comfort in knowing your neighbours. It is within walking distance to Hedge Espresso, Salisbury State School, the Train Station as well as Brisbane Christian College at the end of the street.

With an approximately 20.1m frontage, and 40.2m depth, the site offers a wealth of options.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
FOR SALE BY NEGOTIATION

**View**  
[ljhooker.com.au/1EUCH31](http://ljhooker.com.au/1EUCH31)

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**LJ Hooker Annerley | Yeronga |**  
**Salisbury**  
**(07) 3848 7369**

Urban utilities mapping outlines a prime build envelope where services are just outside the boundary.

The home is neat and tidy, well maintained by a long lasting tenant; a home of lasting beauty, a terracotta tile roof in excellent condition, with hardwood timber construction, the home suits options to rent out short or long term, to land bank for the future.

A massive double carport, and double garage as well, offers huge storage, accommodation for boat and trailer, or could double as outdoor entertaining for the house occupants.

Inside a well looked after kitchen has ample room for dining as well, adjacent to the centralised lounge room. Three bedrooms of great size run off a hallway, and are serviced by a well-maintained bathroom, and separate toilet by an internal laundry.

Sweet dreams are made of these:

- 809m2 allotment
- 3 bed, 1 bath post-war home
- 20.1m frontage, 40.2m depth approx
- Huge double carport, and double garage
- Internal laundry
- Terracotta tile, hardwood construction
- Walk to Hedge Cafe, & Lillian Ave shopping strip
- Moments from Salisbury State School & South-side Christian College

With so many options to enhance the property for future growth and land this size becoming more and more rare so close to the CBD, with great schools and amazing road & rail networks at your fingertips, this opportunity presents a very exciting chance to secure something that is not often offered to the market.

Hedge Espresso, Griffith University Nathan Campus, Westfield Garden City, St Pius School, the QE2 Hospital and great public transport are all right nearby, with Salisbury State School, Apples on Ainsworth, and Southside Christian College immediately accessible.

Call Nick Bowen today to arrange your private inspection, or you might just miss out!



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## More About this Property

Property ID	1EUCH31
Property Type	House
Land Area	809 m2
Including	Air Conditioning Workshop Built-in-Robes Secure Parking

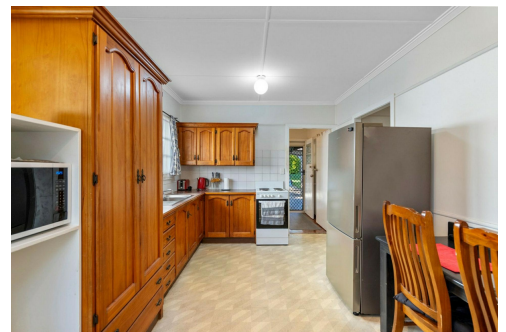
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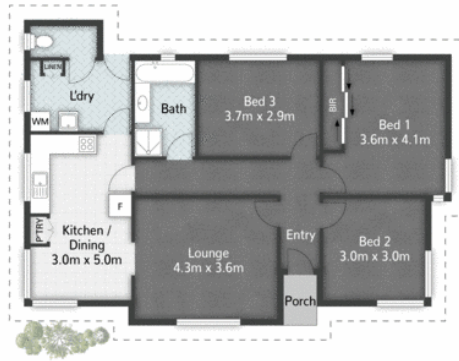


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(Not In Position)



145 Ness Road **SALISBURY**

3 | 1 | 4 | 94m<sup>2</sup>



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



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