

## Salisbury, 293 Lillian Avenue

SOLD BY NICK BOWEN

293 Lillian Avenue in Salisbury offers all things often sought and rarely found in a first home or perfect investment; every inch has been tastefully renovated from tip-to-toe with today's lifestyle in mind, in an 'on trend' pallet of white and greys taking advantage of the highest point in Salisbury, elevated on the hill, with a North-South orientation drawing breezes throughout the home off the treetops of nearby Toohey Forest.

Decks front and back offer additional living spaces to a compact floorplan, cleverly designed for an outgoing lifestyle where the morning sun warms the front landing for the perfect coffee spot with built-in breakfast bar area, while a semi covered deck at the rear is a suitable size for dining as well as lounge settings where BBQ gatherings will be booked in advance. The backyard is fenced at both sides of the home to safely contain both furry four legged and small humans, allowing them to play freely on a level grassed space surrounded by low maintenance, raised garden beds.

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**For Sale**

For Sale By Negotiation

**View**

[ljhooker.com.au/1DVAH31](http://ljhooker.com.au/1DVAH31)

**Contact**

**Nick Bowen**

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Inside nothing has been left unrenovated; the entire house has been re-wired and fit out from the light fittings, new Air-Con, ceiling fans, blinds, and crim-safe throughout, to new paint inside and out, polished timber flooring and a new kitchen, bathroom, laundry and additional powder room as well!

The lounge room is open plan with windows or doors to the North, South and West, filling the room with natural sunlight and cool summer breezes, and while the space is compact in size, it is incredibly functional with a dine-in breakfast island bench in the kitchen, dine-in bar on the front deck, and heaps of space for dining at the rear as well, easily accessible via crim-safe security screened doors.

The kitchen is near new with large pantry, new plumbing throughout with stainless appliances, dishwasher and overhead cabinetry finished in a crisp white semi-gloss. The same style pallet continues to an adjacent internal laundry and added powder room; an added bonus when entertaining.

The bathroom is centrally located between beds 1 and 2, and is done in a very stylish manner with stone-top timber vanity, neutral tiling and a recessed overhead mirror cabinet.

All three bedrooms have built-in robes, ceiling fans and crim-safe screens on all windows. The Northern facing bedrooms have lovely elevated aspects across the treetops towards the mounts of the Toohey Forest, and enjoy the warm morning sun, while bed 3 is also protected from the Western sun.

The car space under the front left corner of the home is compact in size, suited to a small hatch-back, and doubles as an impressive amount of under-house storage, securely lockable and is somewhat protected from weather, however there is also scope to add a carport in front also, STCA.

Some outstanding features of 293 Lillian Avenue in Salisbury:

- Fully re-wired
- New plumbing to kitchen, laundry, bathroom and powder room
- Crim-safe on all doors and windows
- Ceiling fans throughout
- Air-con in living area
- New kitchen, bathroom, powder room and laundry
- Deck at the rear of good size for dining and lounge
- Front landing with build-in breakfast bar

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, Cups and Wells, Hedge Espresso, Apples on Ainsworth, and Southside Christian College immediately accessible.

Discover the secret of inner-city living; contact Nick Bowen today to arrange your own private inspection.



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## More About this Property

<b>Property ID</b>	1DVAH31
<b>Property Type</b>	House
<b>Land Area</b>	404 m <sup>2</sup>
<b>Including</b>	Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

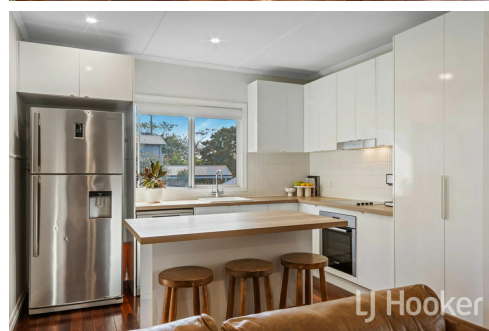
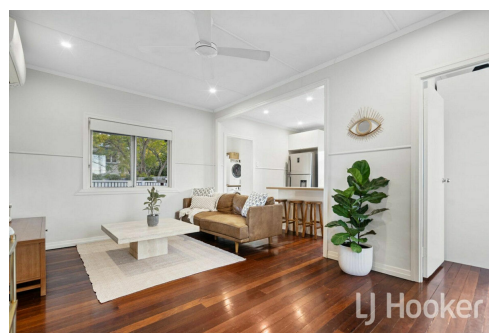
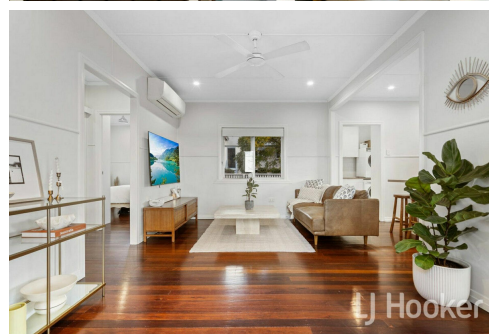
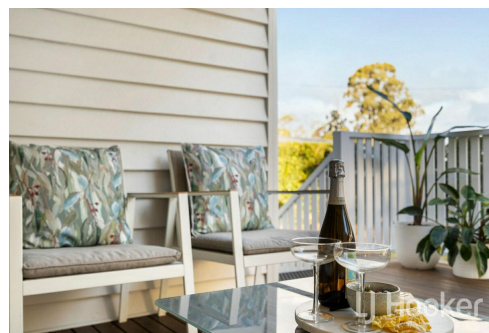
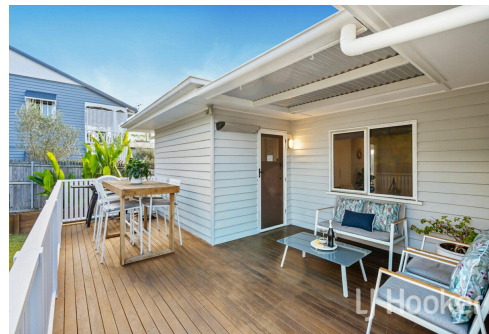
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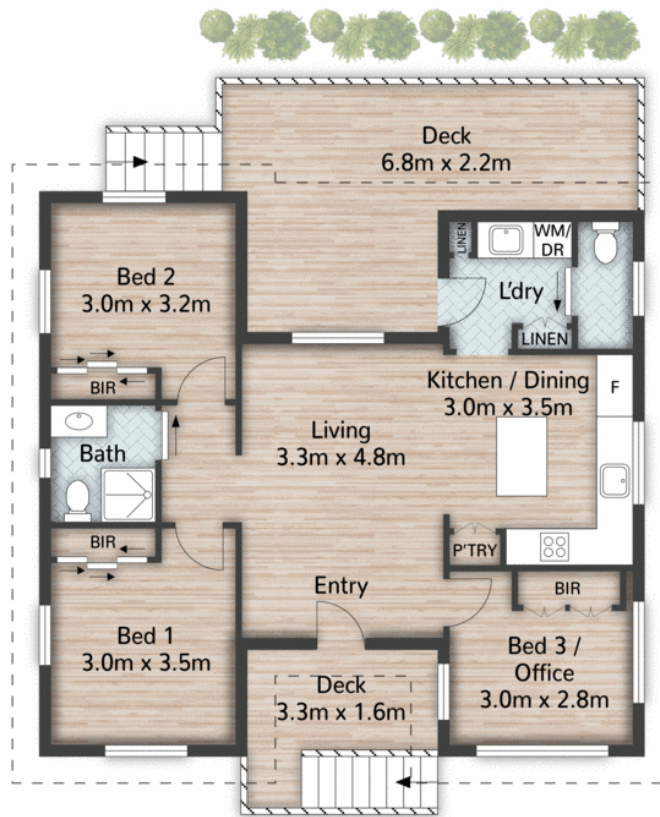
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293 Lillian Avenue **SALISBURY**

3 | 1 | 1 | 98m<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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