







295 Lillian Avenue, Salisbury

Capitalise on a DA-approved 7-lot subdivision in high-demand lifestyle corridor

Auction Location: In-Room Auction | Wednesday, 9th December, 5:30pm | 25 Pinelands Road, Sunnybank Hills

Seven approved lots, frontage to both Lillian Avenue and Basil Street, and a public park next door: this 3,583m2 Salisbury landholding gives builders and developers a head start on their next project, subject to the approval's conditions.

Highlights:

- 3,583m2 landholding with frontage to both Lillian Avenue & Basil Street
- Development approval for a 7-lot reconfiguration (subdivision), subject to conditions
- Proposed lots from 402m2 to 737m2, six of them are facing Basil Street
- Alongside Lillian Avenue Park, about a 20-minute walk to Salisbury station and walking distance to multiple schools
- Minutes to QEII Hospital, Griffith University Nathan Campus & the Pacific Motorway

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AUCTION
Wed 9th Dec @ 5:30PM

VIEW
Sat 14th Nov @ 10:00AM - 10:30AM

AGENTS
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Interested parties must rely solely on their own enquiries.

LJ Hooker

At 295 Lillian Avenue, that groundwork has been done. This 3,583m2 Salisbury landholding comes with a development approval to reconfigure the site into seven lots, subject to the approval's conditions and Brisbane City Council requirements.

Reconfiguration is the planning term for subdividing land, and the approved Stage 2 plan lays the lots out clearly. Five lots of between 402m2 and 449m2 face Basil Street and a short, planned extension of it, which finishes in a turning head for council's bin trucks. Behind them sit two larger lots of 702m2 and 737m2. Lots 25, 26 and 27 carry access easements in favour of Brisbane City Council, which give the council the right to access part of each lot.

That mix gives you choices. Build house-and-land packages, hold a few lots for your own portfolio, or sell to owner-builders once the new titles are issued. An existing home sits on the proposed 737m2 lot facing Lillian Avenue and is currently tenanted.

Lillian Avenue Park runs along the eastern side of the site, so the homes you build will have trees and open green space for neighbours, the kind of thing buyers notice the moment they pull up.

The location will do plenty of the selling, too.

- St Pius X School is around 350m away, Salisbury State School 500m.
- Brisbane Christian College's primary campus about 550m.
- ALDI on Orange Grove Road is about 550m.
- The local shops on Lillian Avenue are around 600m.
- Salisbury train station, at the far end of Lillian Avenue, is about a 20-minute walk.
- QEII Hospital and Griffith University's Nathan campus are both under 2km.
- Sunnybank and MacGregor are a short drive, Westfield Mount Gravatt is around eight minutes away and the Pacific Motorway is close by for the run into the city.

Run your numbers, walk the site and come ready on auction day.

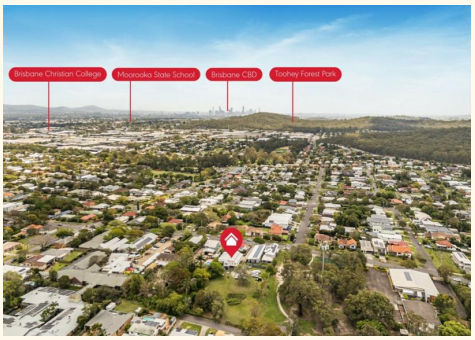
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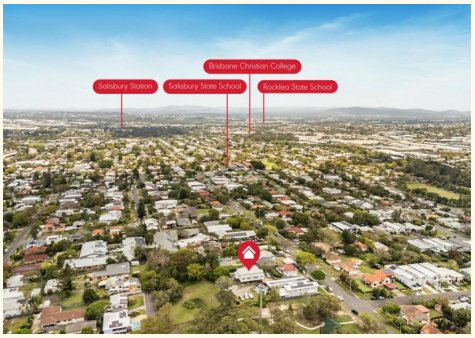
MORE DETAILS

Property ID	B5HNF4R
Property Type	House
Land Area	3583 m2











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