

## Salisbury, 34 Evans Road

SOLD BY BENJAMIN LEONG & JONAS LEONG

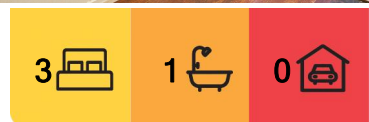
Nestled on a substantial 946 sqm block, this charming three-bedroom timber home is located in the bustling heart of Salisbury. Brimming with potential, this property is perfect for renovators, investors, or first-time buyers looking to make their mark. Currently tenanted, with the possibility of higher returns, this delightful abode offers wide side access, making it ideal for storing extra vehicles, trailers, or even a boat/caravan. The expansive backyard is ripe for the addition of a granny flat (STCA), providing an opportunity for extra income. Positioned on a busy main road, it also holds phenomenal exposure for those interested in a home business location. Whether you're looking to invest, build, or develop, this property offers an exceptional opportunity in a highly sought-after location.

### Key Features:

- Expansive 946 sqm Block: Vast fenced backyard with wide side access, ideal for parking



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B27ZF4R](http://ljhooker.com.au/B27ZF4R)

**Contact**  
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07 3344 0288

and potential granny flat (STCA).

- Charming Three-Bedroom Home: Spacious combined lounge and dining area plus a versatile utility room perfect for a rumpus or teen retreat.
- Prime Investment Opportunity: Currently tenanted with potential for higher returns, suitable for renovators, home builders, and investors.
- Development Potential (STCA).
- Strategic Location: Situated on a bustling main road with excellent exposure, close to the city, Sunnybank foodie precinct, and major shopping hubs.

Situated on the edge of a vibrant industrial zone, this quaint property offers the best of both worlds - the energy of urban living combined with the tranquillity of suburban convenience. With a bus stop right on your doorstep, you'll find commuting a breeze, while a short stroll will take you to nearby parks, a primary school, childcare facilities, train stations, and local shops.

For those pursuing higher education or working in the medical field, Griffith University and the nearby hospital are just a quick drive away. Sunnybank's foodie precinct offers a world of culinary delights just minutes from your door, and with Brisbane's CBD within easy reach, this location is both practical and desirable.

- 400 m to Moorooka Playground Park
- 500 m to Moorooka State School
- 1.3 km to C&K Salisbury Community Childcare Centre
- 1.4 km to Rocklea Train Station
- 1.5 km to Moorooka Central
- 3.4 km to Yeronga State High School
- 4.7 km to Griffith University Nathan Campus
- 4.2 km to QE II Jubilee Hospital
- 6.9 km to Market Square
- 7 km to Sunnybank Plaza
- 8 km to Westfield Mt Gravatt
- 11 km to Brisbane's CBD

Positioned on the busy Evans Road, this quaint timber home sits behind tall timber fencing, offering a hidden retreat with the potential for a lucrative home business due to its extraordinary exposure. Alternatively, the sprawling 946 sqm block presents an ideal canvas for home builders or land bankers.

As you pass through the gate and head down the driveway, ample parking space greets you, perfect for accommodating cars, trailers, boats, or caravans. The wide side access to the expansive fenced backyard opens up further opportunities, perhaps for a granny flat that could boost rental income. A short flight of stairs at the front leads to the entrance of the home, inviting you into a space full of character and potential.

Stepping inside, you'll find a spacious interior ready for your personal touch. The distressed timber floors are a blank canvas, just waiting for a glossy new polish to bring them back to life. The large, combined lounge and dining area serves as the heart of the home, ideal for family gatherings, meals, and comfy nights in.

Turn the corner, and you'll discover a cosy kitchen with trendy green cabinetry that adds a



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touch of modern charm. Though well-appointed, this culinary zone could be expanded or updated to suit your tastes, making it a delightful space for culinary creativity.

The home continues to charm with three timber-floored bedrooms of varying sizes, each offering a peaceful retreat. The shared bathroom, complete with a convenient shower-over-bath configuration, ensures functionality for the whole family, while a laundry and water closet are conveniently located nearby.

Out back, the entertainment deck promises to be a hub of activity, perfect for weekend barbecues and gatherings as it overlooks the massive backyard. A large, separate utility room adds versatility to the property, ideal for use as a rumpus room, teen retreat, or even a home office. The room connects to a spacious storage area, offering practical solutions for your needs.

The property is also equipped with additional features to enhance your lifestyle:

- Solar Panels for energy efficiency
- Garden Shed for extra storage
- Two Air Conditioners for year-round comfort

This quaint highset timber home on an enormous block is bursting with potential and waiting for someone to transform it into their dream property. Whether you're a first-time buyer, investor, or developer, this exceptional opportunity in Salisbury is not to be missed. Contact Benjamin Leong and Jonas Leong today to arrange a viewing and explore the endless possibilities this property has to offer.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 15 622 283 596 / 21 107 068 020



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## More About this Property

<b>Property ID</b>	B27ZF4R
<b>Property Type</b>	House
<b>Land Area</b>	946 m <sup>2</sup>
<b>Including</b>	Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards Fully Fenced Solar Panels

**Benjamin Leong 0407 712 392**

Agent/Independent Contractor | [benjaminleong@ljhpp.com.au](mailto:benjaminleong@ljhpp.com.au)

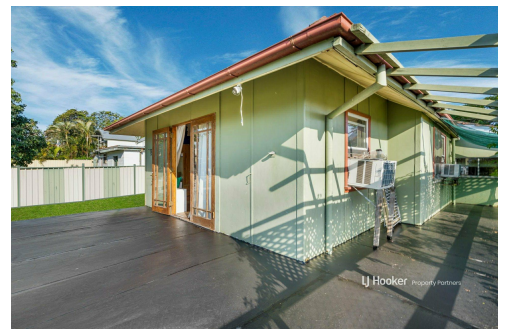
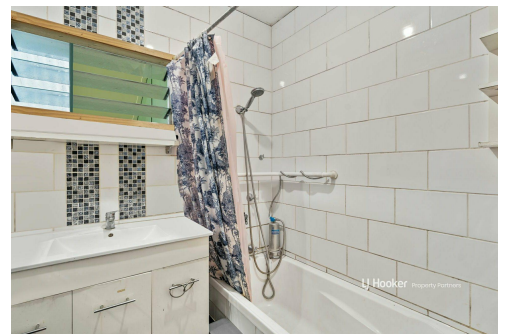
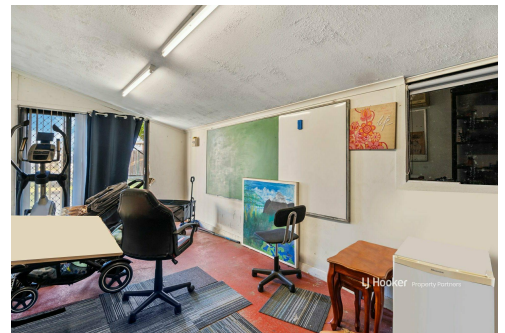
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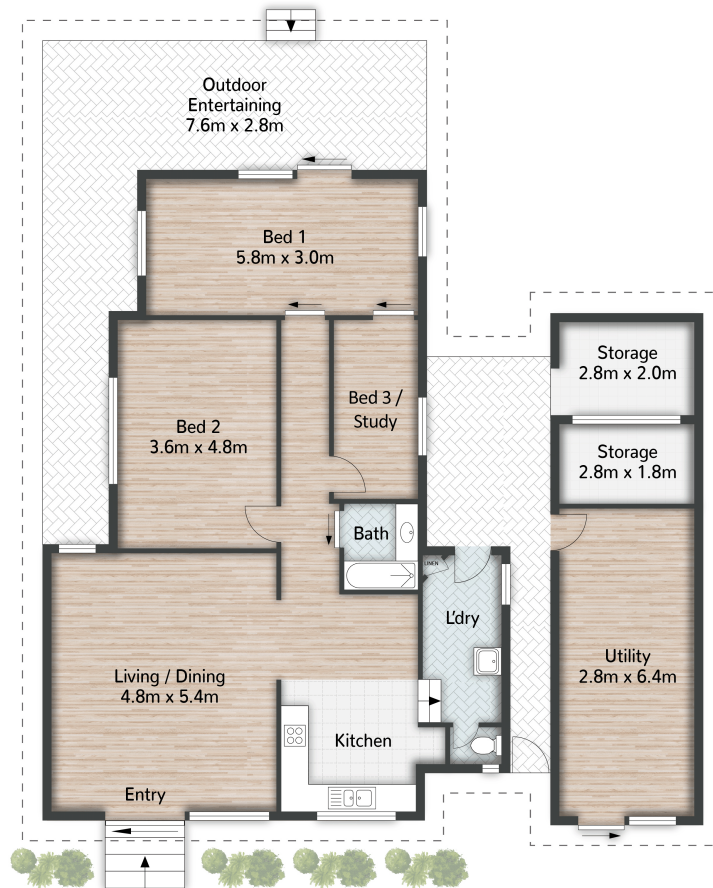
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34 Evans Road **SALISBURY**

3 | 1 | 1 | 200m<sup>2</sup>

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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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