

Salisbury, 97 Lillian Avenue

SOLD BY NICK BOWEN

97 Lillian Avenue is the epitome of picture perfection; luxuriously crafted with fabulous design and thorough care to the functionality of today's Australian entertainers dream lifestyle.

Every inch of this home from top to toe has been meticulously re-envisioned and carefully renovated; this is a rare offering to secure an alternative to a brand-new build where every detail has been given a new lease on life; don't buy land and wait, you have a chance here to move right in where no expense has been spared, and attention to detail is delivered through a fabulous, and functional floorplan!

The street appeal and Queenslander Charm of the symmetrical, wide front veranda commanding your attention from the ground below is a beauty that stands the test of time. As the original timber front door opens as you arrive home upstairs, your jaw is sure to drop time and time again, as the open plan living space is simply beautiful with a



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For Sale
Please Call

View
ljhooker.com.au/1B8JH31

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continuous flow from front deck, to lounge/dining and kitchen; light filled with warm polished timber flooring in a soft matte finish, character rose ceilings, leadlight breezeway detail above doorways, stone benchtops in the kitchen and a welcoming North-Facing covered wrap around deck drawing the outdoors in; this home really is something special.

The kitchens design and finish is of high quality, and has been well-thought-out so as to not overshadow the traditional beauty in the home. While the space is new and fresh, clean and white, the splashback tile choice of the same soft tone has an added texture element to it, which is lovely and helps build a calming and modest atmosphere in the space. The dine-in ability to the large stone island bench cleverly allows the adjacent room, currently utilised as a formal dining, to be versatile in its use as an upstairs sitting or lounge room.

High on the hill here on Lillian Avenue, the breezes are a very special feature of the space; the front veranda is immaculate and elevated; this entertainment space is covered and North-Facing, making it perfect for year-round gatherings, with easy vantage to the lawn spaces below.

Downstairs there are even more choices for comfortable places to relax and enjoy the home with a huge lounge room, an enjoyable aesthetic for your arrival home; adjacent is a space with many uses - currently shown as a reading nook, or on the floorplan shown as a study, this room would make for a great mud room arriving home to drop coats, school bags, shoes and umbrellas. On this level are another two oversized bedrooms, each with built-in robes, ceiling fans, and share access to a ground floor main bathroom and laundry.

The covered terrace under the veranda makes for another calm space to sit and relax, while adjacent to the house lives an umbrella and sitting area, with much of the yard benefitting from lush afternoon shade from a mango tree.

Sweet dreams are made of these:

- Fully renovated throughout
- Elevated position & lovely breezes
- North-Facing veranda upstairs, outdoor entertaining down
- Huge living room down, additional lounge up
- Double car accommodation, remote lock up
- Large storage space in garage
- 3 x water tanks at rear
- Garden shed
- 622m2 level grasses yard, fully fenced and secure

97 Lillian Avenue is a home often sought and rarely found; timeless character, tastefully renovated throughout with multiple living spaces, both indoors and out, with fantastic connection to the grassed, level and spacious yard.

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	1B8JH31
Property Type	House
Land Area	622 m ²
Including	Study Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

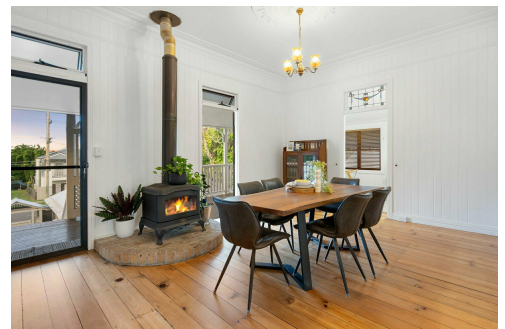
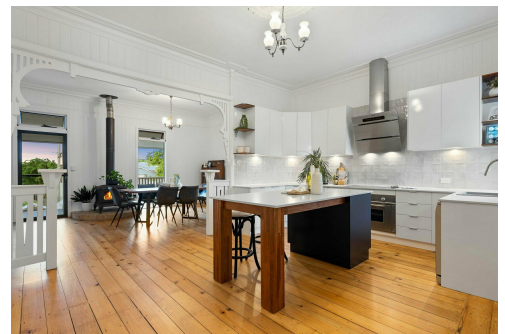
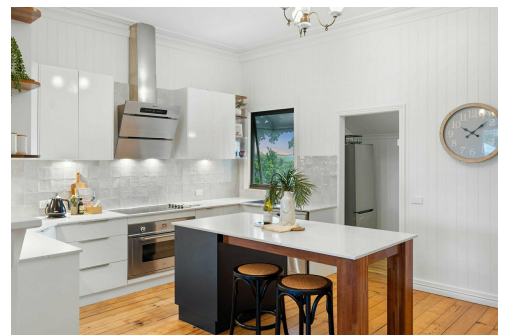
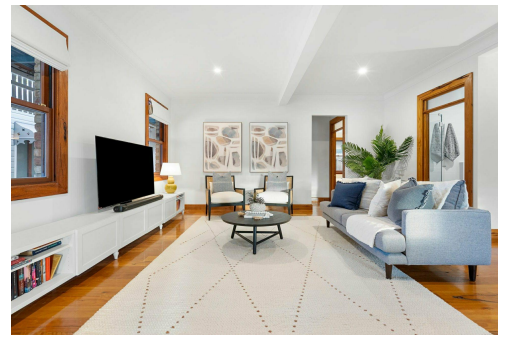
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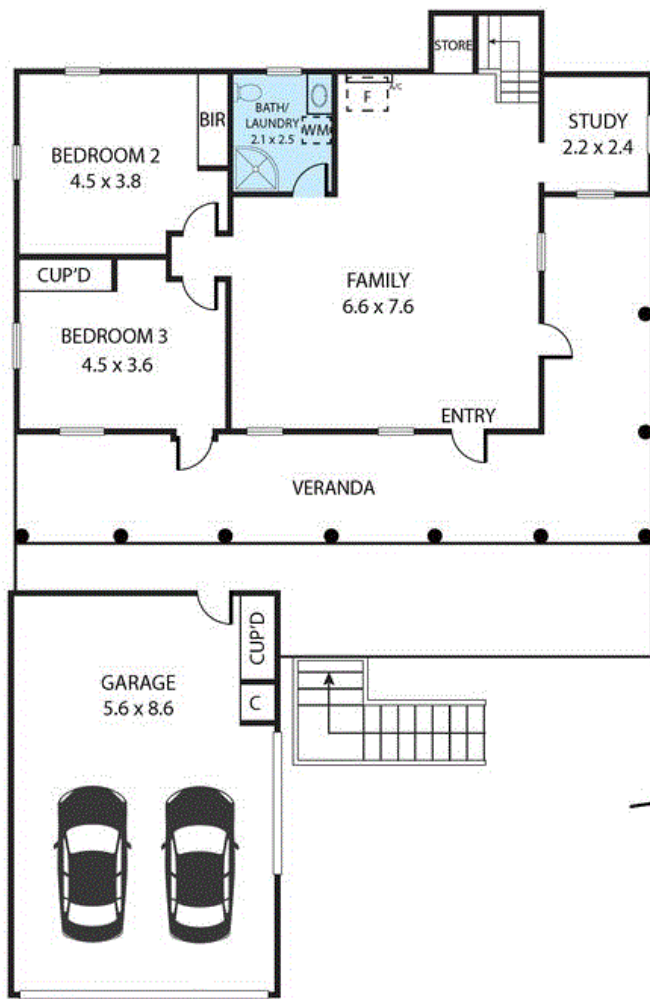
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GROUND FLOOR

97 Lillian Avenue, Salisbury 4107

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.