



Doug Disher Real Estate  
PROPERTY PROPERLY®

## 7 SALISBURY STREET, INDOOROOPILLY



4

2

2

# DOUBLE BLOCK - 810 SQM!

[www.disher.com.au](http://www.disher.com.au)

07 3870 1234

**AGENTS:** Doug Disher ☎ 0418 729 500



A SUPERB PURCHASING OPPORTUNITY  
WITH ENORMOUS POTENTIAL







# WELCOME

On behalf of the sellers and Doug Disher Real Estate we'd like to welcome you to our open home.

We conduct our open houses in a way that is relaxed and without pressure, to allow you, as buyers, to look at your own pace.

When you are ready, feel free to approach us with any questions. We are here to assist you.

If you are interested in the home, please register your details with us, or if you would like a copy of the contract, we can e-mail you a copy today.

## Doug Disher Real Estate

**Ph:** 07 3870 1234

**E:** sales@disher.com.au

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**Doug Disher Real Estate**  
PROPERTY PROPERLY®

### CONTACT

Doug Disher ☎ 0418 729 500

doug@disher.com.au

## PURCHASING DETAILS

### AUCTION:

On site at 12 noon  
Saturday 17th October

### VIEW:

Open homes and private inspections.

To subscribe to this property SMS  
'SALISBURY' to 0418 729 500.



# INDOORROOPILLY

Indoorroopilly is fast becoming a major centre in Brisbane. The suburb's central position, thriving commercial, office and retail sector, proximity to the CBD and University of Queensland have promoted a surge in population and supported new residential unit developments.

Indoorroopilly is popular with many Brisbane professionals, as well as a large number of university students from the nearby University of Queensland. As the student population from UQ grows, further commercial and retail activity is also expected to increase.

The main housing style in the area is traditional and renovated Queenslaners, post-war housing and brick and tile houses. As well as being a popular area for student tenants, the suburb is increasingly becoming a hub for young city commuters. The suburb contains a large unit market - more than one-third of residences in the suburb are either units or townhouses.

Indoorroopilly residents enjoy extensive community facilities including Indoorroopilly Shopping Centre, train services and a bus interchange. Moviegoers are well catered for with the El Dorado Cinema Complex on Coonan Street and Megaplex at Indoorroopilly Shoppingtown. There are a number of restaurants and a renovated pub, popular with a young clientele. The commercial and shopping area near the railway station has been updated, which makes for an attractive precinct for nightlife and a vibrant street cafe scene. In addition, golf enthusiasts can enjoy a round at the renowned Indoorroopilly Golf Club.

The suburb also boasts a number of education facilities including Indoorroopilly State High School, St Peter's Lutheran College, Nudgee Junior and Brigidine Secondary College.

## AROUND INDOORROOPILLY

### SCHOOLS:

- Brigidine College
- St Peters Lutheran College
- Indoorroopilly State High
- Ironside State School
- Brisbane Boys' College
- Queensland Academy of Science, Mathematics and Technology

### CAFÉS, RESTAURANTS:

- Little Beirut, Lambert Rd
- Sushi Train, Indoorroopilly Jctn
- Thai Aroy, Clarence Rd

### SHOPPING:

- Indoorroopilly Shopping Centre

### TRANSPORT:

- 425, 106, 108, 460, 444 Bus Routes
- Indoorroopilly Station (250m)

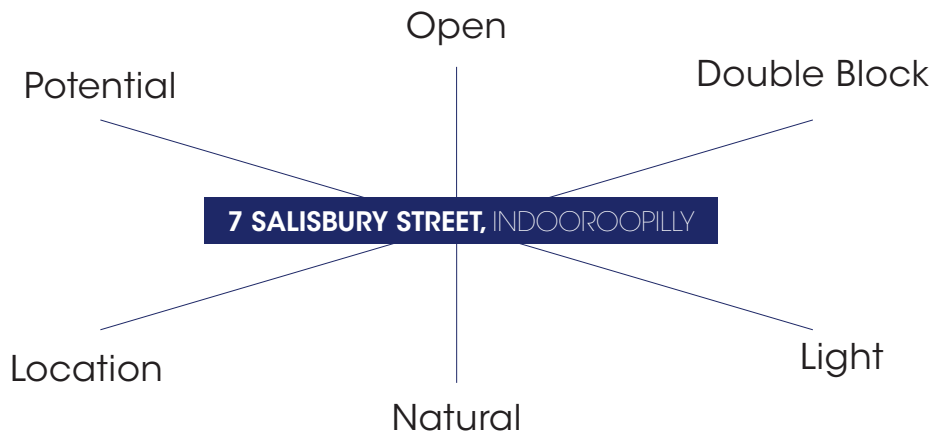




# FEATURES AT A GLANCE



## WORDS THAT DESCRIBE THIS PROPERTY:



## FEATURES AT A GLANCE

Splitter blocks are getting harder and harder to find this close to the City. Just 200m from Indooroopilly Shopping Centre, this removable 4 bedroom home sits on two lots with a combined 20m frontage and a N/E orientation.

Just 6km to the CBD, 4.5km to the University of Queensland, a little over 1km to the Western Freeway and 1km to Indooroopilly train station, it's a position of utmost convenience. Situated in the heart of the schooling precinct, it's surrounded by renowned schools such as Indooroopilly State Primary and High Schools, Brisbane Boys' College, St Peters, QASMT, Brigidine College, St Ignatius and Ambrose Treacy College.

This is a superb purchasing opportunity with enormous potential. Buy it with vacant possession, or keep the happy tenant until you're ready to start work. Call me today for an information pack and auction registration form.

### ADDRESS:

7 Salisbury Street,  
INDOORROOPILLY

### PRICE:

AUCTION

3 Bedrooms  
2 Bathrooms  
1 Car Port  
Internal size: 186sqm

### SITE VALUE:

\$720,000  
Area: 810sqm  
20m frontage

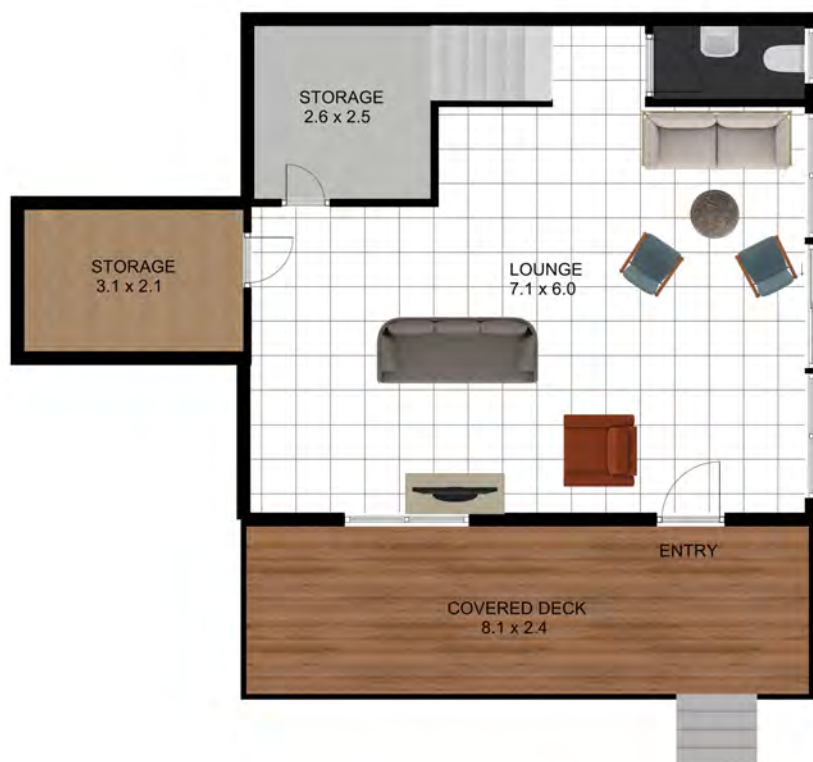
### RATES:

Council: \$815.47/Qtr



# FLOOR PLANS

LOWER LEVEL



UPPER LEVEL



## 7 SALISBURY STREET, INDOOROOPILLY

APPROX INTERNAL FLOOR AREA 186 sq m\*

APPROX FLOOR AREA INCLUDING EXTERNAL AREAS SHOWN 206 sq m\*

\*This figure indicates approximate usable space and may not include area of walls and therefore may differ from building or council plans.

\*\*Excludes garden, grass and vegetation

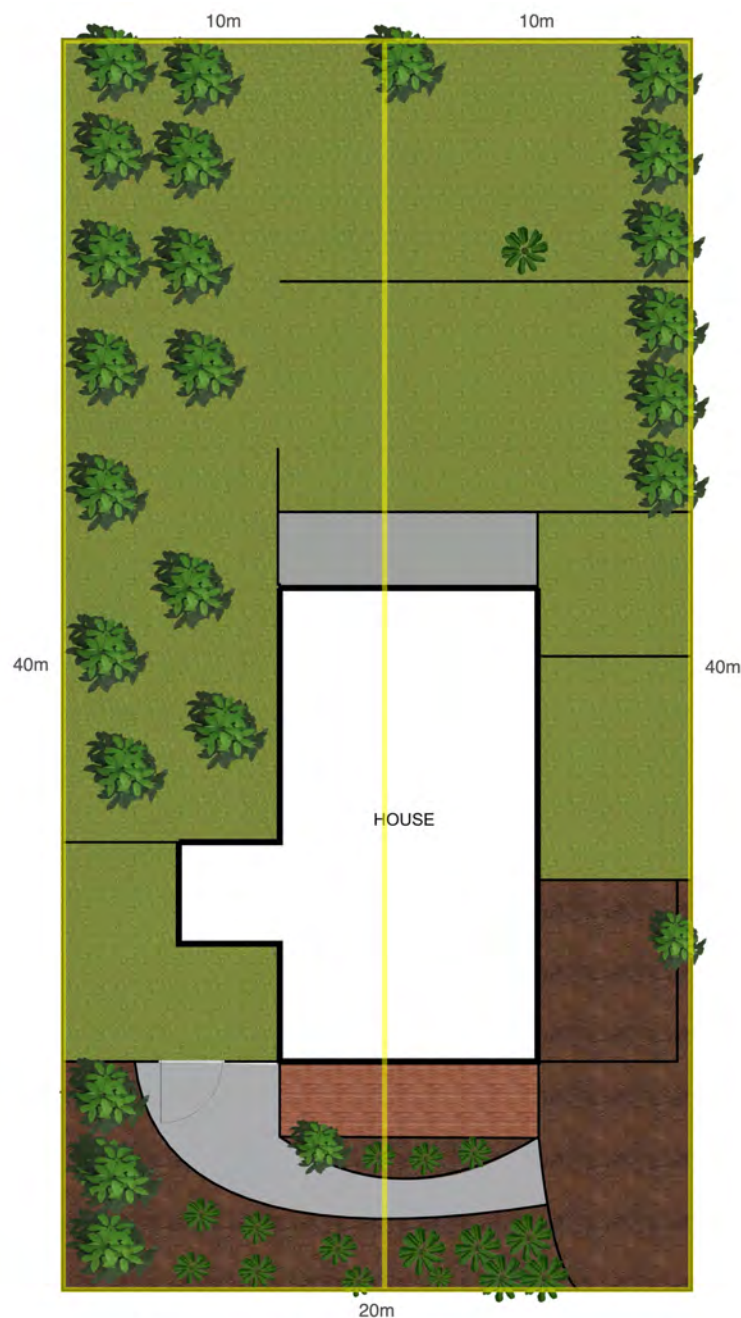
While every attempt is made to ensure accuracy please note that these plans are only designed to give an approximate indication of layout. All dimensions, scales, angles, location or orientation of doors, walls, windows or any other items is approximate. These plans are for representation purposes only and should not be relied upon for any purpose. No responsibility is taken for any error or mis-statement within this plan.

This plan has been provided by a third party (not Doug Disher Real Estate).





# SITE PLAN



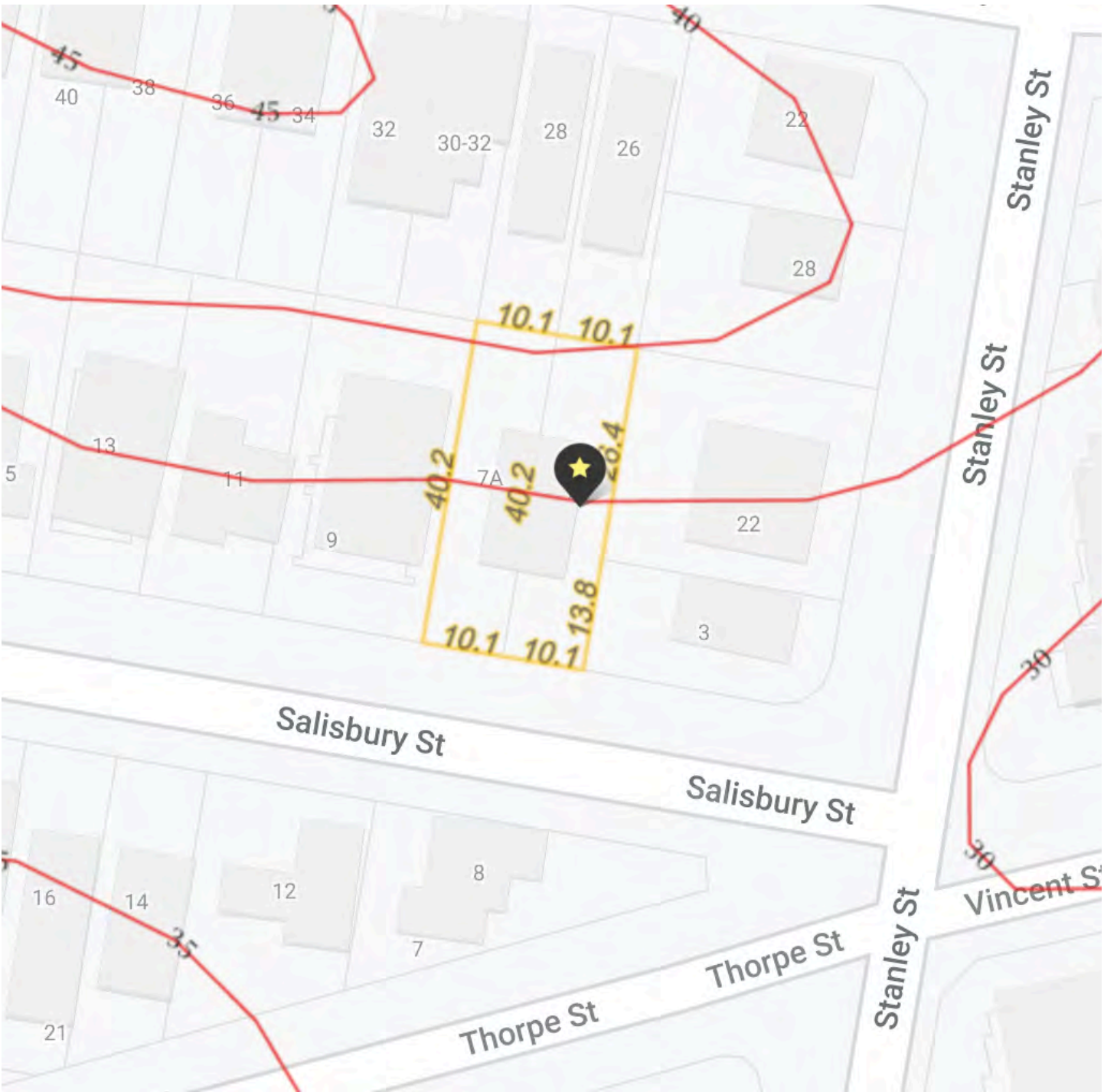
## 7 SALISBURY STREET, INDOOROOPIILLY

PROPERTY SIZE 810 sq m\*

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# CONTOUR MAP





# PURCHASING STEPS

## THE THREE STEPS TO BUYING A HOUSE

Purchasing residential real estate can be a very exciting process, however it can also be a confusing time for the prospective buyer. As you may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the general buying process at Doug Disher Real Estate.

The best way to present a strong offer on any property is to follow the steps below that allow you to understand what is required in preparation, allowing you to put forward your strongest purchasing proposition to the seller.

All offers should be presented to the agent in writing and all purchase details correct for filling in the contract for signing.

### ☐ **STEP 1 – PROVIDE THE AGENT WITH ALL THE DETAILS FOR THE OFFER:**

- Full names of the buyer(s) including middle names
- The actual purchase price you will be offering for the property
- The deposit - usually 10% of the purchase price
- The settlement period – usually 30 days from contract date
- The name of your bank or financial lending institution and the amount of the loan (if subject to finance)

### ☐ **STEP 2 – AGREEMENT REACHED:**

Once agreement on price, settlement, conditions etc. has been reached with the seller and the contract has been signed by all parties, the sale is deemed to be "on-foot" and moving towards settlement, the day you become the new owner.

A pre-approval of finance from your bank or lending institution should ideally be in place before safely proceeding with your purchase, however many

banks will approve you in principle yet may require a valuation. A 'subject to finance' clause will provide you with a safety net in case finance is not approved. If you are intending to buy at auction, finance and any other requirements should be in place well in advance. A sale under the hammer is instantly unconditional, not subject to finance or other conditions. There is also no 'cooling off' clause.

### ☐ **STEP 3 – SETTLEMENT – THE DAY YOU GET THE KEYS**

This is the conclusion of the process. It's a good idea to book a pre-settlement inspection for a day or so before the big day – but please pre-book with as much notice as possible. The agent will be there with you and typically this inspection will only take 10 -15 minutes. It's purely to ensure that the property is in much the same condition and has all the fixtures and fittings that were in the property when you contracted to buy it. Under Queensland law, the seller is not obligated to clean the property, although we do encourage them to. If you are moving in, it may be worth getting a pre-moving in clean while there is no furniture in place.

## IN SUMMARY

Preparation is the key. Understanding the steps of a sale and having everything in place is imperative to a good outcome. Whether you are considering purchasing this property or another in the near future, if you are in need of advice please feel free to contact any of our Team.

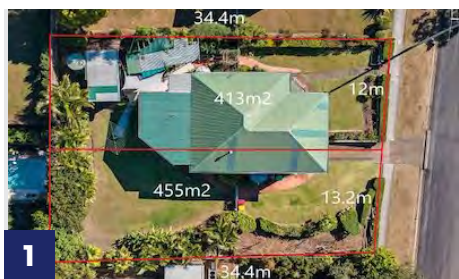
We are here to help you.

## NEW TO AUCTION?

Go to YouTube and type 'Doug Disher auction' and see real life examples of how it works!

# SURROUNDING SALES EVIDENCE

	ADDRESS	BEDS	BATHS	CARS	SOLD DATE	AREA	SOLD PRICE	SITE VALUE
1	10 Equinox St, Taringa	3	1	2	Jun 20	868sqm	\$1,040,000	\$760,000
2	9 Ormond Tce, Indooroopilly	3	2	1	Jan 19	1,393sqm	\$1,050,000	\$750,000
3	25 Alexandra Ave, Taringa	3	1	2	Dec 17	810sqm	\$1,063,000	\$700,000
4	128 Strong Ave, Graceville	3	2	2	Oct 17	818sqm	\$990,000	\$670,000
5	47 Munro St, Auchenflower	3	1	2	Apr 20	607sqm	\$965,000	\$740,000
6	55 Evadne St, Graceville	3	1	1	May 18	810sqm	\$885,000	\$760,000



## NOTES

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\*The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification\*.