



## Clayfield, 11 McGregor Street

Post-War Home with Endless Potential 250m from Kalinga Park

A property of endless potential in a picture-perfect parkside pocket, this post-war home rests on a low-maintenance 412sqm lot only steps from Kalinga Park.

Providing unlimited opportunities to transform, you can make your mark by renovating, raising/building in, or removing the house and building a brand-new residence in this serene suburban setting (STCA).

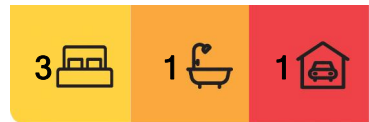
Presented in original condition, the existing layout offers excellent scope for revitalisation and to retain the classic casement windows, cornices and ornate ceilings.

Property features:

- Post-war home on 412sqm only 250m from Kalinga Park
- Options to live in, rent out, renovate or rebuild (STCA)
- Sunroom, living room, dining room, eat-in kitchen
- 3 bedrooms, 1 bathroom, under-house laundry and storage



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

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[ljhooker.com.au/2SWHXX](http://ljhooker.com.au/2SWHXX)

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**LJ Hooker Clayfield**  
**(07) 3262 2434**

- Great backyard with room and access for a pool (STCA)
- Walking distance to cafes, restaurants, shops, buses and trains
- Stone's throw from parks, sporting clubs and Kedron Brook Bikeway

Offering picturesque and peaceful living, this family-oriented location features the CBD 8km away and endless amenities at your doorstep. With Kalinga Park 250m away and Shaw Park right around the corner, you can stroll to acres of beautiful open green space, perfect for playtime, picnics, fun with kids and pets, sporting at the numerous local clubs, and relaxing bike rides along the Kedron Brook Bikeway.

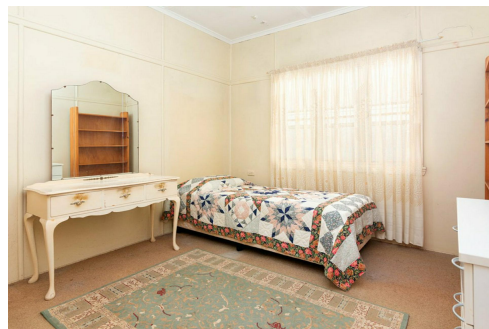
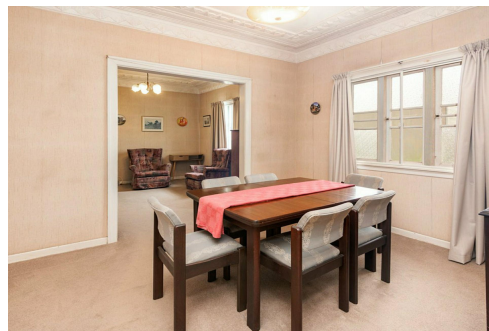
The local cafes are an easy walk away for your morning coffee fix, and restaurants and shops are a stone's throw from your door at Eagle Junction and Sandgate Road. Children are in the sought-after Eagle Junction State School catchment, St Joseph's, St Rita's, St Margaret's and Clayfield College are accessible in minutes, and you are only 150m from bus stops and 750m from Eagle Junction train station.

## More About this Property

<b>Property ID</b>	2SWHXX
<b>Property Type</b>	House

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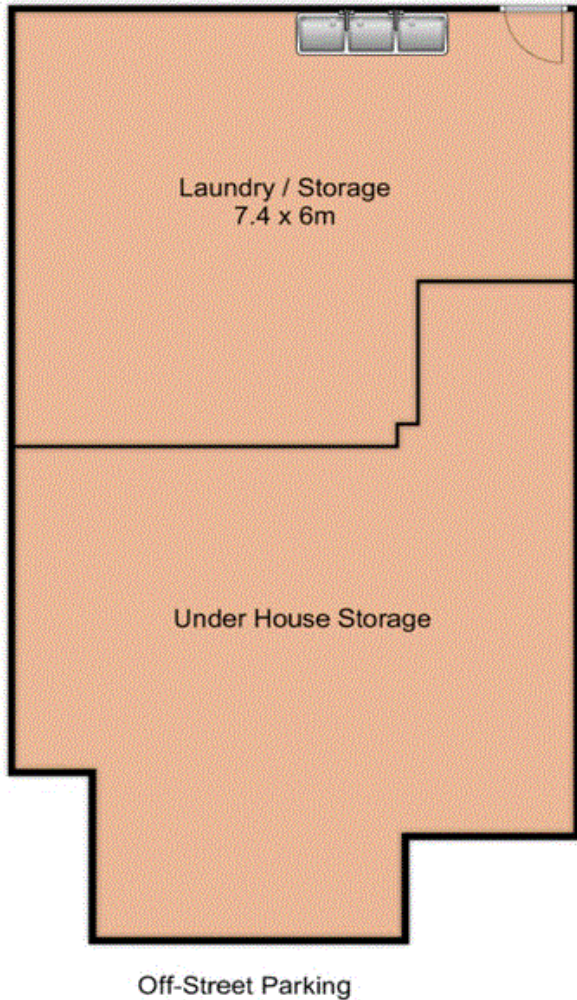
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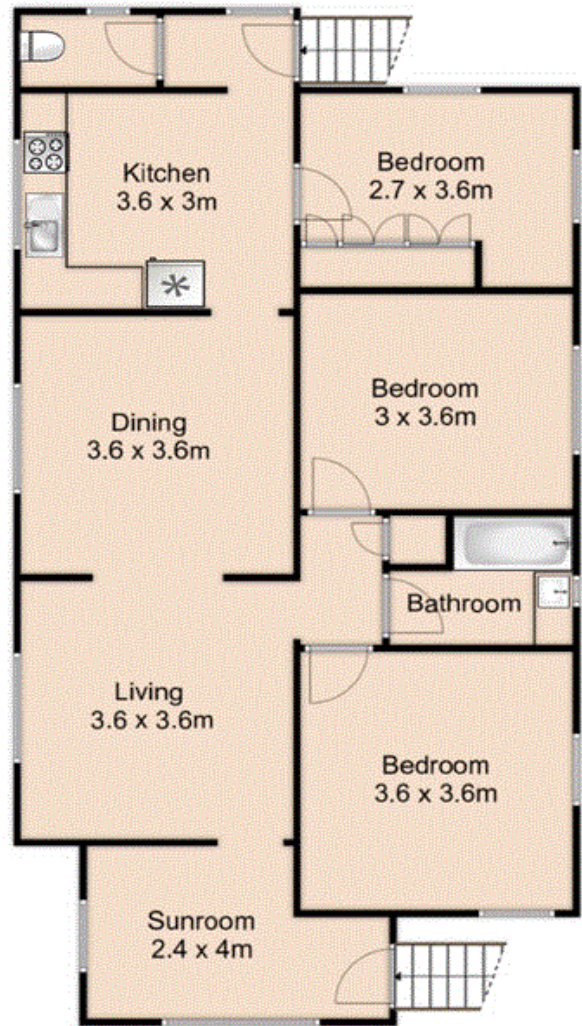
# 11 McGregor Street, Clayfield



Lower Level



Upper Level



Internal area: 95m<sup>2</sup>  
Storage area: 98m<sup>2</sup>  
**Total area: 193m<sup>2</sup>**



Tony Cicchiello 0418747266

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.  
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