



101/3 Grout Street, Macgregor

Ten Minutes Walk to Westfield, Two to the Bus, and Never Once Rented

Two minutes on foot to the Kessels Road bus stop, five to the Macgregor park 'n' ride, ten to Macgregor State High School, and close enough to Westfield Mt Gravatt that you leave the car parked at home. This is that address. What sits on it is a 2-bedroom, 2-bathroom apartment on Level 1 of G3, owner-occupied since the day it was finished, lovingly kept, well-maintained and ready for a new chapter.

- Master with walk-in robe, private ensuite and a built-in study nook, plus a second double bedroom with built-in robe
- Miele kitchen with gas cooktop, wall oven, built-in microwave and dishwasher, stone benches with a waterfall-edge breakfast bar, pantry, and ample cabinetry
- Open-plan living and dining under 2.7m ceilings, with a full-height mirrored feature wall and a covered, tiled balcony, triple-layered windows for peace and quiet when closed
- Ducted air conditioning, plantation shutters and fly screens to both bedrooms, internal laundry, secure basement car space with video intercom entry

2 2 1

FOR SALE

For Sale

VIEW

Sat 26th Sep @ 10:30AM - 11:00AM

AGENTS

Kevin Ahn
0400 098 188
kevinahn@ljhsbh.com.au

Sienna Kim
0477 735 068
siennakim@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



· Level 1 of G3, owner-occupied since new, body corporate levy of approximately \$1,000 per quarter with a healthy sinking fund

Level 1 turns out to be the sweet spot here, lifted clear of the street while staying close enough to the ground that the lift becomes optional. Inside, 2.7m ceilings and large-format tiles stretch the floorplan, and a full-height mirrored wall runs the length of the living and dining zone, doubling the light in an already generous room. Sliding doors with crimsafe installed draw back to a covered, tiled balcony, walled on one side for privacy, which is where the entertaining happens.

The kitchen ensures the chef continues to be part of the action. Stone benches wrap into a peninsula with a waterfall edge and room for four at the bar, the splashback is mirrored, and the appliances are Miele: gas cooktop, wall oven, built-in microwave and dishwasher, with a pantry alongside and ample built in cabinet storage spaces behind the kitchen benchtop.

Down the hall the master takes the walk-in robe and its own ensuite, then folds in a built-in study nook with desk and shelving, the part most two-bedroom floorplans forget. The main bathroom keeps the bath with a shower over it. Bedroom two is a genuine double with a built-in robe, currently set up as a media room. Both bedrooms are carpeted, fan-cooled and fitted with plantation shutters and fly screens. The air conditioning is ducted, the laundry internal, and the parking a secure basement bay with video intercom entry.

As for the address, Westfield Mt Gravatt is a ten-minute walk, which covers the weekly shop, the cinema and dinner without moving the car. The bus stop is roughly 170m along Kessels Road and the park 'n' ride a minute's drive for city express services. Macgregor State High School is the same ten minutes on foot, Macgregor State School a short drive on. Griffith University's Nathan campus and the QEII Jubilee Hospital are minutes away, Market Square five minutes by car, and the Pacific Motorway on-ramp a turn or two from the door.

An apartment that has never been a rental, a body corporate that will not surprise you, and a bus stop two minutes away. See it for yourself. Contact Kevin or Sienna today!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

MORE DETAILS

Property ID	B57UF4R
Property Type	Apartment
Land Area	95 m2

Kevin Ahn 0400 098 188

Agent/Independent Contractor | kevinahn@ljhsbh.com.au

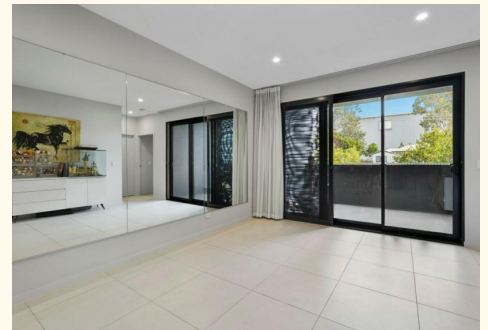
Sienna Kim 0477 735 068

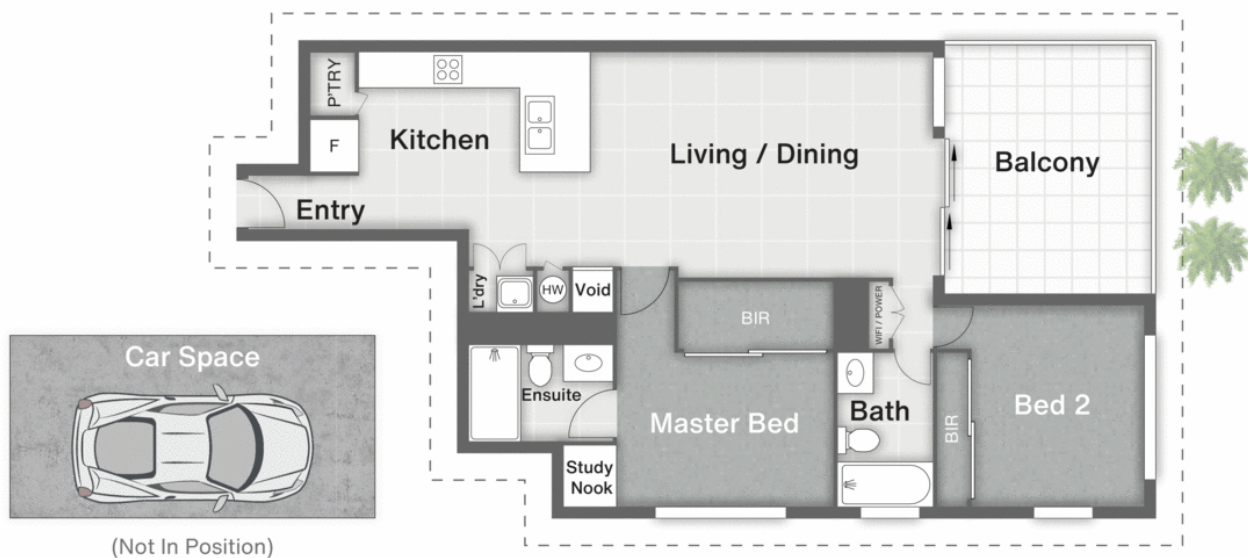
Agent with Kevin Ahn | siennakim@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





101/3 Grout Street **MACGREGOR**

2 | 2 | 1 | 95m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.