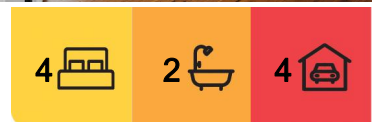


Macgregor, 15 Bedser Street

Rare Macgregor Duplex - Two Properties on 1 Title

A rare and rewarding prospect awaits in one of Brisbane's most central and high-growth suburbs. This classic brick duplex offers two residences on one title - an exceptional investment opportunity with immediate rental income and future potential. Positioned within walking distance to Westfield Mt Gravatt, public transport, Macgregor High School and parklands, this high-set duplex is ideally situated for all modern day conveniences.

Currently returning a total of \$835 per week - with Unit 1 leased at \$420 per week and Unit 2 at \$415 per week - and with the potential to earn \$900 per week, this is an appealing choice for investors seeking a low-maintenance, high-demand asset. Both units offer neat and spacious original interiors, each comprising an open-plan living area, two generously sized bedrooms, a full bathroom, and practical kitchen. Zoned for the respected Upper Mount Gravatt State School and MacGregor State High, and just minutes from Griffith University and major motorways, this is a blue-chip buy with lasting value.



For Sale
Auction

View
By Appointment

Contact
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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.

LJ Hooker Property Partners
07 3344 0288

Why This Opportunity Stands Out:

- Dual-income potential with two spacious residences on one title - a rare chance to secure a high-yield investment in the heart of Macgregor
- Both units currently leased at \$835 per week, with a rental potential of \$900 per week
- Each home features a well-maintained original layout with two bedrooms, open-plan living, a tidy kitchen, and full bathroom
- Walkable location near buses, Westfield Mt Gravatt, parks, schools, and only minutes to Market Square, Griffith Uni and key motorways
- Zoned for sought-after Upper Mount Gravatt State School and MacGregor State High School

Macgregor has long been prized for its unbeatable convenience, leafy streets, and strong rental appeal. This address places you within a short amble of local buses, peaceful parklands, childcare centres, and both private and public schools. Westfield Mt Gravatt is just down the road for all your shopping, dining, and entertainment needs, while Market Square serves up some of the city's best Asian cuisine. Commuters and students will appreciate the close proximity to Griffith University and both the Pacific and Gateway motorways, providing easy access to the CBD or the Coasts.

Nearby Amenities:

- 51 m to Bedser Street Park
- 600 m to bus stop
- 1 km to Roly Chapman Bushland Reserve
- 1.2 km to SunRise Kids Early Education and Care, Mt Gravatt
- 1.5 km to Westfield Mt Gravatt
- 1.6 km to Upper Mount Gravatt State School
- 1.7 km to Clairvaux MacKillop College
- 1.7 km to MacGregor Home Shopping Mall
- 1.8 km to MacGregor State High School
- 1.8 km to St Bernard's School
- 2.1 km to Griffith University, Nathan Campus
- 2.2 km to Market Square

Tucked away in a quiet suburban pocket, this solid double-storey duplex makes a strong first impression. Dual driveways lead to two separate double garages, providing heaps of storage space and each featuring a dedicated laundry nook with external access.

The neatly landscaped frontage includes lush lawns and a mature shady tree, enhancing the home's street appeal. Independent external staircases lead to individual entry points and cosy balconies, offering each household a private outdoor space to enjoy.

Each unit follows a mirrored layout, thoughtfully designed for relaxed everyday living. Upon entry, a generous carpeted lounge and dining area unfolds, kept cool with air conditioning and offering plenty of space for both quiet evenings and casual entertaining. These light-filled living zones flow into original but tidy kitchens, either tiled or timber-floored depending on the unit.

Neatly maintained and highly functional, the kitchens in both units offer ample cupboard storage and bench space. While currently in original condition, they present excellent bones for future modernisation or can be retained for a retro feel.



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Rear staircases from each kitchen descend into a vast backyard, securely fenced and featuring dual Hills Hoists - ideal for completing the weekly wash. The shared lawn area provides a great space for young children to play or for future landscaping possibilities, adding even more lifestyle value.

Each unit includes two large, carpeted bedrooms with built-in wardrobes and ample natural light. The central bathrooms are clean and well-preserved, with Unit 1 offering a shower, while Unit 2 features a shower-over-bath. These retro spaces deliver character and comfort with plenty of potential for cosmetic enhancement in the future.

Whether you're expanding your portfolio or searching for flexible dual living potential, this immaculate Macgregor duplex delivers on all fronts - location, layout, and long-term value. With reliable tenancies already in place, it's ready to generate returns from settlement day.

Contact Kathy Lu or Peter Florentzos today to arrange your inspection and secure this exceptional investment in Brisbane's booming southside.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B38XF4R
Property Type	DuplexSemi-detached
Land Area	814 m2
Including	Air Conditioning Toilets (2) Balcony Built-in-Robes

Kathy Lu 0448 614 495

Sales Associate to Peter Florentzos | kathylu@ljhpp.com.au

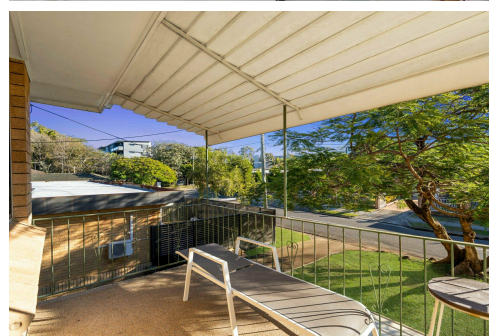
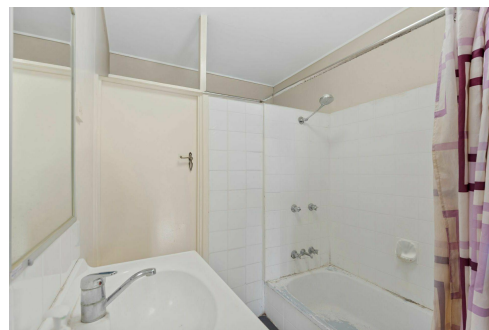
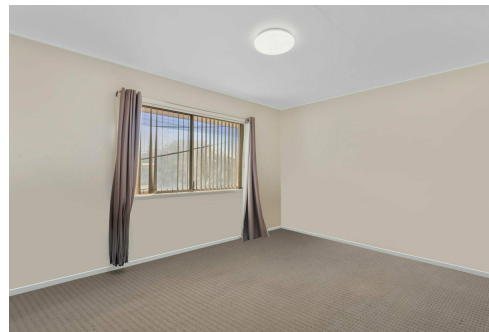
Peter Florentzos 0414 311 526

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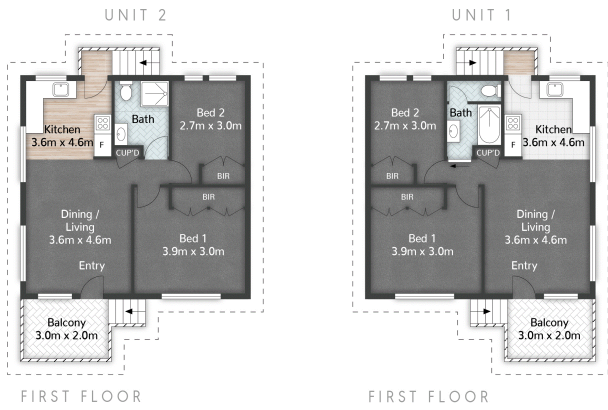
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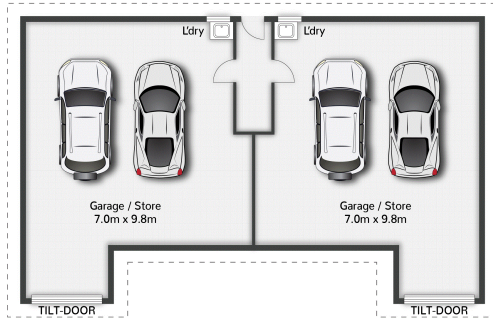
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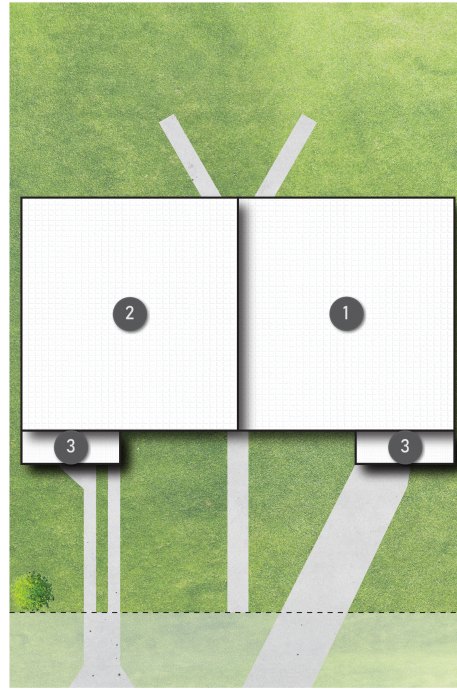


FIRST FLOOR

FIRST FLOOR



GROUND FLOOR



Bedser Street

- LEGEND**
- 1 RESIDENCE 1
 - 2 RESIDENCE 2
 - 3 BALCONY



15 Bedser Street **MACGREGOR**

4 |
 2 |
 4 |
 271m² |
 814m²

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.