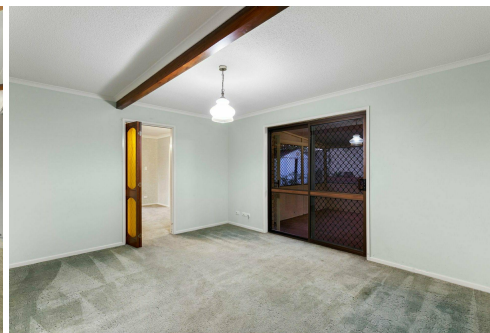
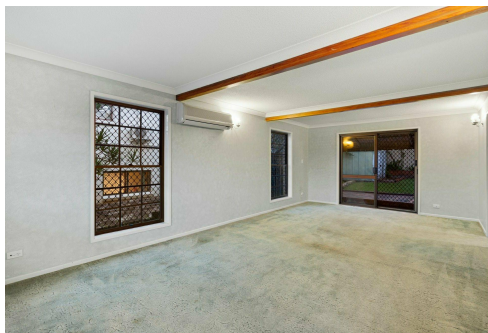
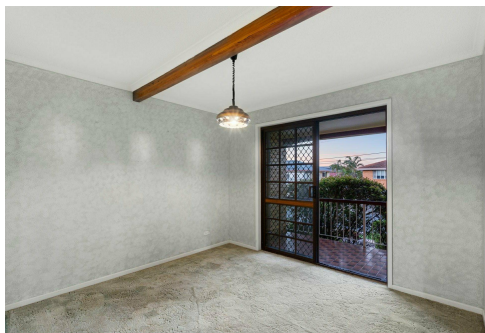




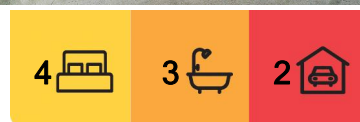
Macgregor, 10 Genoa Street

Timeless Macgregor Classic - Double-Storey Home on Elevated Block

Tucked away in a quiet cul-de-sac, this solid, double-storey, brick home is a spacious, well-maintained display of a Macgregor classic. Proudly positioned on an elevated 559 sqm block within walking distance of schools, shops, hospitals and major transport links, it offers superb potential for families or investors seeking quality, character, and location.

Well preserved and thoughtfully laid out, the home features multiple living zones, a large central kitchen, four bedrooms upstairs including a master with walk-in robe and ensuite, and a full guest bathroom on the lower level. Outdoors, a huge, enclosed patio offers year-round entertaining space, while the secure backyard is ideal for children, pets, or relaxed gardening.

Zoned for the highly sought-after Macgregor Primary and High Schools, walking distance to city buses, and a quick drive to Market Square, Westfield Mt Gravatt, Sunnybank Private



For Sale
Please Call

View
ljhooker.com.au/B32XF4R

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0414 311 526
peterflorentzos@ljhpp.com.au



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Hospital, Griffith Uni and more, this is a standout opportunity in one of Brisbane South's best-serviced suburbs.

Top Highlights:

- Solid double-storey brick home with original charm and neat presentation across a generous 559 sqm
- Multiple living areas on the lower level, spacious central kitchen, and convenient downstairs bathroom
- Four upstairs bedrooms including large master with walk-in robe and private ensuite
- Huge enclosed patio overlooking a secure backyard with mature gardens and garden shed
- Walkable location in both Macgregor school catchments, close to Market Square, Westfield Mt Gravatt, hospitals, parks, and transport

Macgregor offers the ultimate in convenience. From your front door, a short stroll or drive connects you to a range of exceptional amenities -- from multicultural dining at Market Square and world-class shopping at Westfield Mt Gravatt to top-tier schools, childcare, hospitals and recreational hubs like QSAC and D.M. Henderson Park. Its proximity to Griffith University and major motorways to the city or coast makes it a suburb with enduring demand and strong future potential.

In Proximity:

- 300 m to bus stop
- 700 m to MacGregor Home Shopping Mall
- 850 m to QSAC
- 1.1 km to Market Square
- 1.1 km to Sunnybank Plaza
- 1.2 km to Sunnybank Private Hospital
- 1.3 km to Macgregor State School
- 1.3 km to MacGregor State High School
- 1.5 km to Oak Tree Academy Sunnybank
- 1.6 km to D.M. Henderson Park
- 1.7 km to Westfield Mt Gravatt
- 2.3 km to Griffith University, Nathan Campus
- 2.5 km to QEII Jubilee Hospital

Surrounded by well-established gardens and tidy lawns, this classic brick residence sits proudly on its elevated allotment, enjoying leafy suburban views from the wide front verandah. A lengthy driveway and double-door garage offer plenty of parking, while the verandah provides a quiet spot to enjoy a morning coffee or evening chat.

The tiled entry opens into a large, carpeted lounge framed by retro timber French doors. Exposed timber beams, warm wall sconces, and soft natural light combine to create an inviting, homely atmosphere.

An adjacent formal dining room, also accessible via French doors, carries through the character detailing with another exposed beam and pendant lighting for relaxed evening meals.

A second lounge and tiled casual meals area add extra flexibility for family gatherings or



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quiet retreats, offering plenty of space for growing households or multigenerational living.

Centrally located and kept in spotless condition, the kitchen is equipped with a generous walk-in pantry, abundant cupboard storage, laminate benchtops, and a handy breakfast bar. Designed for everyday cooking and connection, it's ready to serve a busy household with ease.

Glass sliders open to a paved and enclosed rear patio, perfect for hosting guests in any season with protective flyscreens keeping bugs at bay. The backyard beyond is secure and private, with neat lawns and mature trees offering shade and space for kids and pets to play freely. A garden shed completes this easy-care outdoor zone.

Upstairs, four carpeted bedrooms await. Two feature ceiling fans, three include built-in wardrobes, and the large master boasts a walk-in robe and neat, original ensuite. A shared family bathroom upstairs provides a separate shower and bathtub, while the additional downstairs bathroom includes a shower for convenience.

Extra Features:

- Internal laundry with outdoor access
- Garden shed for storage
- Built-in cupboard in foyer for linen or coats

Immaculately preserved and full of retro charm, this spacious family home is a rare find in a suburb that continues to thrive. With exceptional walkability, timeless appeal, and huge potential, it offers a unique opportunity for those who value space, quality, and a premium position.

Contact Kathy Lu or Peter Florentzos today to arrange your inspection or register your interest for the auction. This Macgregor classic won't last long.

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	B32XF4R
Property Type	House
Land Area	559 m2
Including	Ensuite Air Conditioning Toilets (3) Outdoor Entertaining Built-in-Robes Secure Parking

Kathy Lu 0448 614 495

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

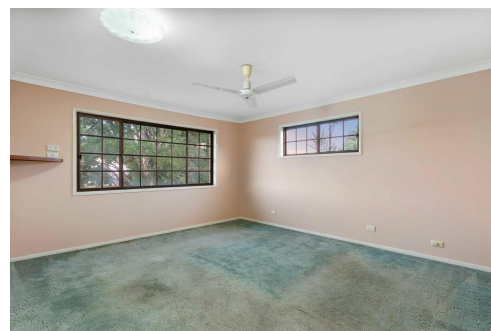
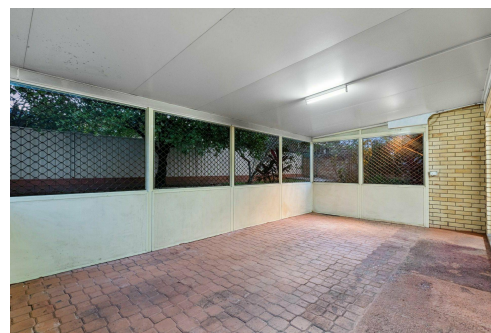
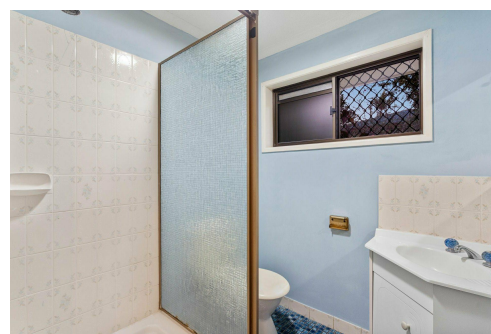
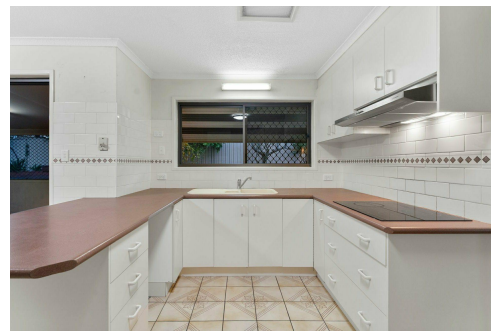
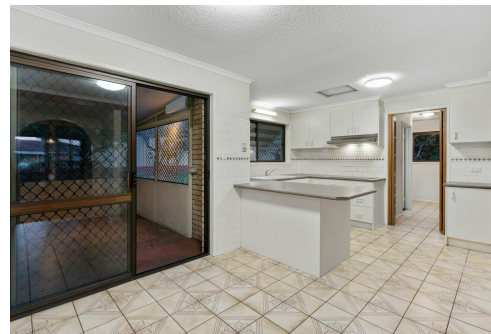
Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

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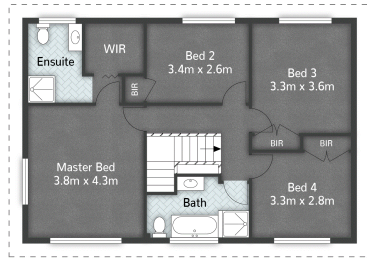
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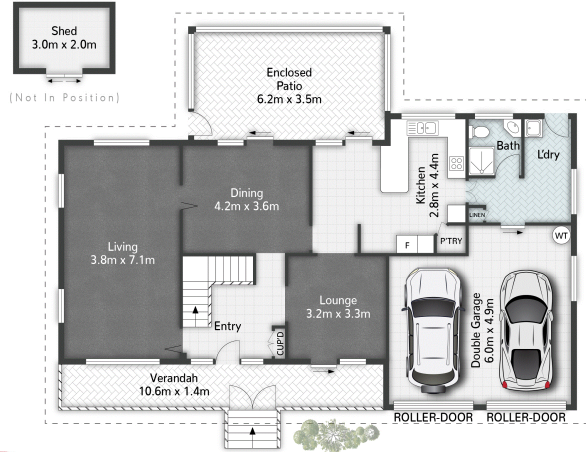


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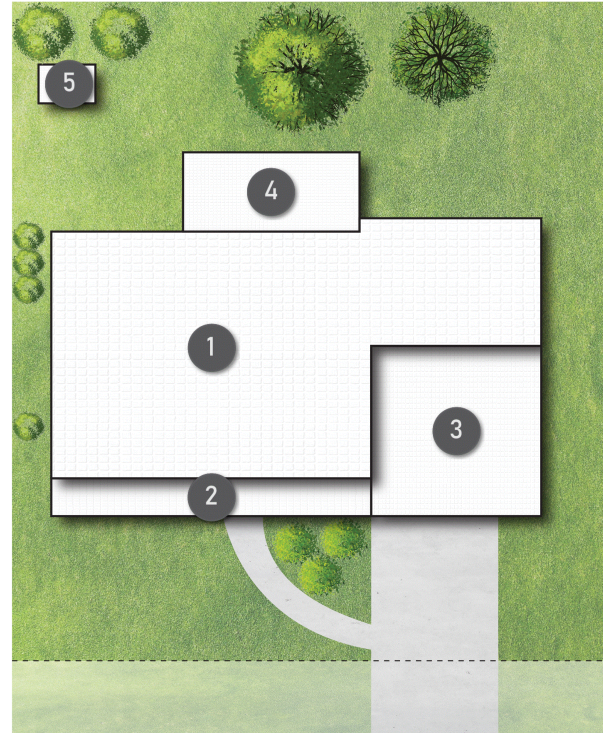
FIRST FLOOR



GROUND FLOOR

LEGEND

- 1 RESIDENCE
- 2 VERANDAH
- 3 GARAGE
- 4 ENCLOSED
- 5 SHED



Genoa Street

10 Genoa Street **MACGREGOR**

4 | 3 | 2 | 248m² | 559m²

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



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