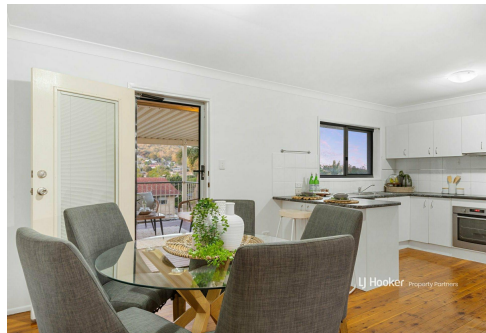


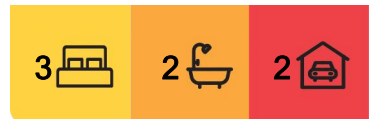


LJ Hooker Property Partners



Macgregor, 15 Gonzales Street

SOLD BY THE FLORENTZOS TEAM



If your tribe is on the larger side, or maybe you have live-in in-laws, this neat and spacious highset in Macgregor heartland, must hit the top of your inspection list. While classic features like the stunning solid timber floors upstairs have been retained, the kitchen and bathrooms have been tastefully refurbished in more recent times.

Highlights:

- Versatile 3-bed up + 3 multi-purpose rooms down with updated bathroom on each level.
- Main living & dining upstairs with modern kitchen + additional living down
- 2-minute drive onto M3 into town or to the Gold Coast, 4 mins to Westfield Mt Gravatt
- 10-minute walk to Mains Rd Park n Ride for hassle free city commutes
- Fresh internal paint, solar panels, double carport, covered verandah, sail-shaded lower deck

Perched proudly on a 627m2 block with a single tiered north-facing grassy backyard, this



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
Under contract

View
ljhooker.com.au/B2D4F4R

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peterflorentzos@ljhpp.com.au

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07 3344 0288

home is looking it's best after the fresh lick of paint inside and new staircase carpet.

A savvy layout that allows for space between different generations divides the accommodation options over the two floors. The 3 downstairs multi-purpose rooms have access to a living room off the main entry and sport modern hybrid flooring, while the 3 upstairs bedrooms all have the same solid timber floorboards that span the upstairs lounge, adjacent dining area and kitchen.

Fan-cooled for extra comfort, the lounge extends into a lengthy tiled sunroom that enjoys the less harsh southern aspect and offers anyone reading, resting or studying in here to comfortably take in scenic street views through leafy treetops.

The refurbished modern kitchen is white and bright, with a brekky bar for two, loads of clear dark-hued counter tops either side of a twin sink, stainless steel oven, electric cooktop, rangehood, new dishwasher and tiled splashbacks for easy cleaning. It's also just a step or two through the dining area onto a timber decked covered verandah with sweeping hilltop views to Mt Gravatt itself and a staircase down to a sail-shaded bonus deck.

Each floor has an updated bathroom with full-height tiling and chic basins in fashionable vanity units; the one upstairs offers a rain shower and separate tub, while downstairs sits off a good-size laundry.

Jump in the car and from the double carport you can be at Westfield Mt Gravatt in 4 minutes, Market Square in 7 minutes, or hopping on the M3 into town in even less time, if you don't leave the wheels behind and stroll up to the Mains Road Park n Ride for hassle free commutes. This is a central location too for quality state and private schools (Upper Mt Gravatt State School, Macgregor State High, and Clairvaux MacKillop College all only 2km away), with Griffith Uni's Nathan Campus reachable in 3 minutes and their Mt Gravatt site in 7 minutes.

A prime neighbourhood and a big-family-friendly footprint will make this property hard to beat!

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	B2D4F4R
Property Type	House
Land Area	627 m2
Including	Air Conditioning Toilets (2) Balcony Deck Dishwasher Floorboards Built-in-Robes

Kathy Lu 0448 614 495

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

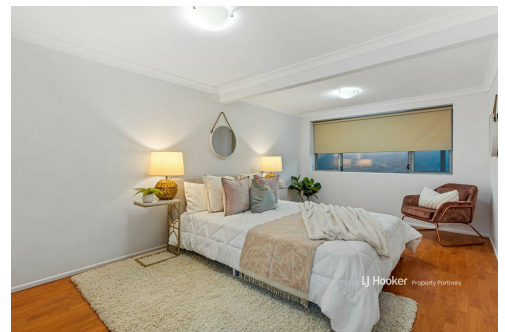
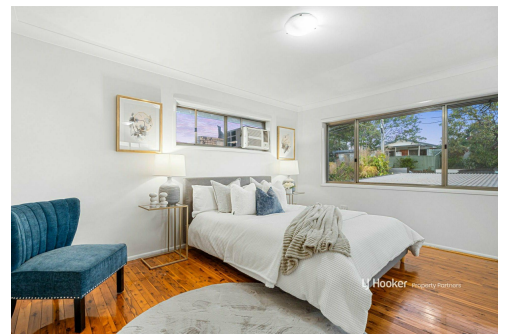
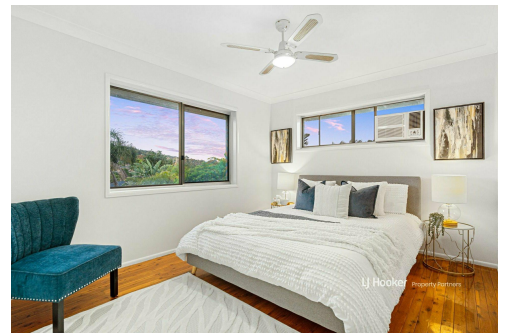
Peter Florentzos 0414 311 526

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