

## Macgregor, 18 Bedser Street

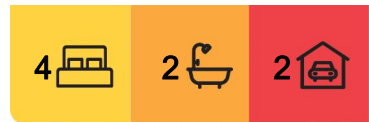
Stylish Simplicity in Macgregor - Freshly Revamped  
Lowset Brimming with Modern Appeal

Refreshed, radiant and remarkably central, this stylish rendered and timber-clad residence is move-in or rent-out ready - offering exceptional comfort, space and convenience in the highly sought-after suburb of Macgregor. Recently updated with fresh paint and plush new carpets throughout, along with a brand-new Westinghouse cooktop, it's ready for families, professionals or investors to enjoy immediately.

Designed for easy living and effortless entertaining, the expansive open-plan layout features a luminous central lounge and dining area, designer kitchen with bold island bench and walk-in pantry, and a rear alfresco patio overlooking a generous backyard ideal for kids and pets. Four bedrooms with built-in storage ensure there's plenty of room for the whole family, while the master suite enjoys a private ensuite and walk-in robe. And with Bedser Street Park right across the road and Westfield Mt Gravatt within walking distance, lifestyle convenience simply doesn't get better than 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**  
Please Call

**View**  
[ljhooker.com.au/B36GF4R](http://ljhooker.com.au/B36GF4R)

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0414 311 526  
peterflorentzos@ljhpp.com.au

**LJ Hooker Property Partners**  
07 3344 0288

#### Property Highlights:

- Move-in or rent-out ready with fresh paint, new carpets, and brand-new Westinghouse cooktop
- Spacious open plan layout with radiant lounge and dining area flowing off a show-stopping kitchen featuring striking island bench, waterfall benchtops, overhead cabinetry and enormous walk-in pantry
- Rear alfresco patio with dining and lounge space overlooking large, fenced backyard with two garden sheds - perfect for relaxed outdoor living
- Four generously sized bedrooms with built-in robes, including a master with walk-in robe and ensuite, plus private kids' wing
- Phenomenally central Macgregor address, footsteps to parkland and within walking distance to major amenities including Westfield Mt Gravatt, Macgregor SHS and public transport

In a location that delivers on lifestyle, this radiant residence is perfectly positioned across from tranquil Bedser Street Park, with an incredible selection of shopping, transport, education and leisure all within walking distance or a quick drive. Whether it's a stroll to Westfield Mt Gravatt, an afternoon at QSAC, or a quick commute to Griffith University, the QEII Hospital or the Brisbane CBD, you'll enjoy effortless accessibility to everything you need - while still coming home to peace and privacy.

#### Nearby Amenities:

- 13 m to Bedser Street Park
- 750 m to Mt Gravatt Park
- 1 km to QSAC
- 1.5 km to Upper Mount Gravatt State School
- 1.6 km to Westfield Mt Gravatt
- 1.6 km to Garden City Bus Station
- 1.7 km to MacGregor State High School
- 1.8 km to Kessels Road shops
- 1.8 km to SunRise Kids Early Education and Care
- 2.1 km to Griffith University, Nathan Campus
- 2.3 km to Market Square
- 2.8 km to QEII Jubilee Hospital

With its peaceful suburban setting and lovely parkland outlook, this home makes an impressive first impression. A charming fusion of timber cladding and rendered finishes gives it a contemporary, inviting feel, complemented by neat hedges and lawns beyond a quaint front fence. The double carport offers convenient undercover parking, while the cosy front porch with privacy screening sets up a discreet entry that hints at the bright, airy interiors beyond.

Enter inside to a beautifully proportioned open plan living and dining area, with sleek tiled floors and an abundance of windows enhancing the natural light throughout. Ducted air conditioning and sparkling downlights, which are found throughout, keep the ambience cool and contemporary, while brand-new paintwork adds to the fresh and flawless presentation. Designed for comfort and connection, this central hub is perfect for relaxing evenings and lively family gatherings alike.



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Centrally placed and striking in its design, the kitchen is the showpiece of the home. A sleek island bench with a bold red accent and waterfall finish anchors the space, complemented by matching waterfall benchtops throughout. Practical cabinetry spans the walls and overhead bulkhead with rangehood, while a brand-new Westinghouse cooktop delivers on both style and performance. An enormous walk-in pantry just steps from the dining area ensures abundant storage and easy meal prep for any occasion.

Slide open the rear door to reveal an extended alfresco patio - a sheltered space ideal for outdoor dining, lounging, or entertaining guests. With ample room for multiple seating zones and views over the expansive, fenced backyard, it's a versatile outdoor haven for every gathering. Whether it's a family barbecue, weekend celebration or quiet evening under the stars, this backyard is ready to play host.

Four carpeted bedrooms are thoughtfully arranged for privacy and comfort. The master suite is a true retreat with walk-in robe and a neat, refreshed ensuite, while three additional bedrooms - all with built-in robes and ceiling fans - are nestled in a separate kids' wing, accompanied by a pristine white bathroom and separate toilet to streamline busy mornings.

Additional Features:

- Internal laundry
- Linen cupboard
- Two garden sheds
- Water tank

Stylish and spacious, this luminous lowset has all the makings of a comfortable family home or an exceptional investment. Contact Kathy Lu or Peter Florentzos today to find out more or arrange your inspection before auction day.

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

<b>Property ID</b>	B36GF4R
<b>Property Type</b>	House
<b>Land Area</b>	597 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Water Tank

### Kathy Lu 0448 614 495

Sales Associate to Peter Florentzos | [kathylu@ljhpp.com.au](mailto:kathylu@ljhpp.com.au)

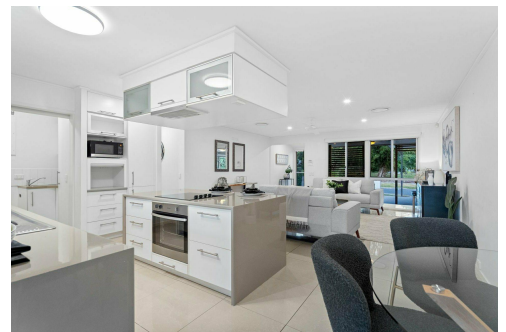
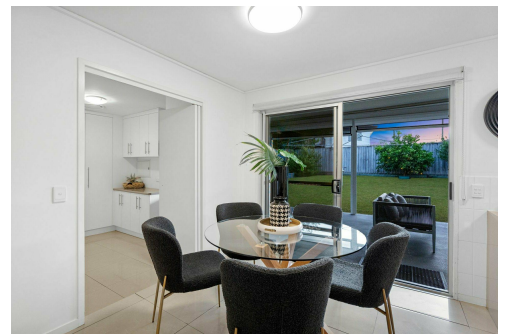
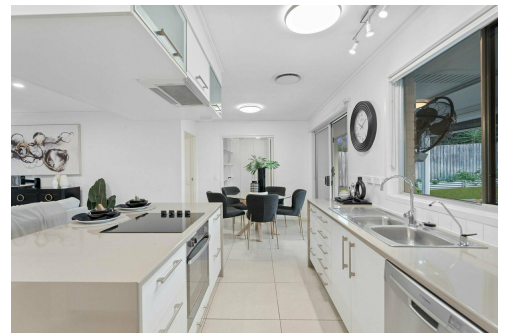
### Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | [peterflorentzos@ljhpp.com.au](mailto:peterflorentzos@ljhpp.com.au)

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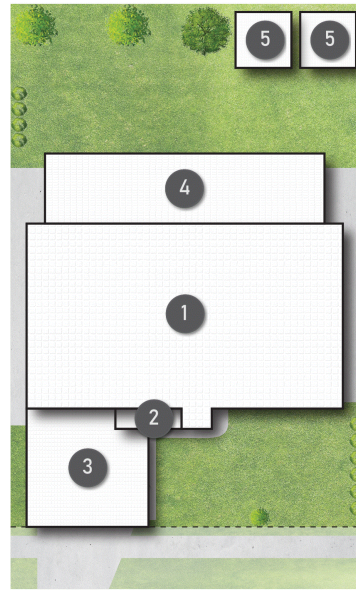
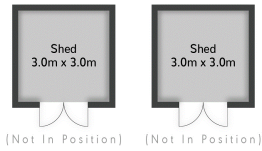
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- LEGEND**
- 1 RESIDENCE
  - 2 PORCH
  - 3 CARPORT
  - 4 PATIO
  - 5 SHED



18 Bedser Street **MACGREGOR**

4 | 
 2 | 
 2 | 
 240m<sup>2</sup> | 
 597m<sup>2</sup>

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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.