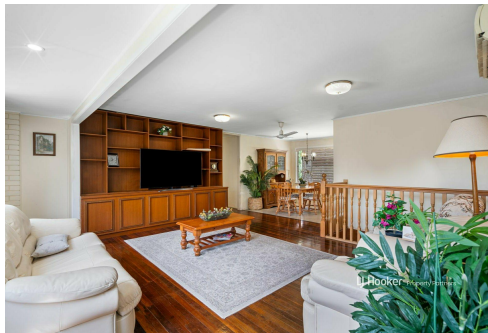
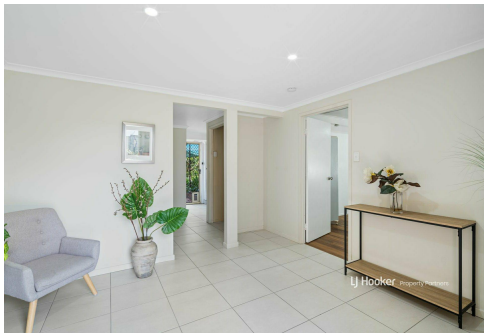


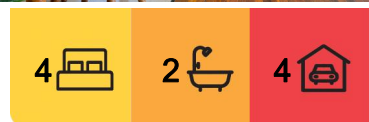


Macgregor, 22 Worrell Street

SOLD BY KEVIN AHN & JENNY TANG

On the market for the very first time, this family haven is truly a rare gem in a prized position! The lovely neighbourhood is filled with long-time owners, each very aware of their luck to live in such a sought-after pocket of Macgregor.

- Fabulous 3-bed, 2-bath brick/timber highset, with rumpus/extra guest room and renovated bathroom downstairs!
- Move-in ready with solar panels, spacious yard, storage shed, and wide frontage on 769 sqm
- Well-maintained and partially legal height underneath - potential to convert into dual-living
- Beautiful timber floors upstairs, large living, and second family bathroom with separate toilet
- Fantastic location: swift motorway access, metres to buses and parks, easy drive to shops, schools, and more!



For Sale
Please Call

View
ljhooker.com.au/B2AWF4R

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

Jenny Tang
0430 908 203
jenny@ljhpp.com.au



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LJ Hooker Property Partners
07 3344 0288

This Macgregor marvel is in a prime position - it's no wonder the current owners have enjoyed living here since day one! With easy access to the M1 and M3 motorways, and a quick walk to buses or 2-minute drive to the Park 'n' Ride, work commutes will be a breeze.

- 190 m to bus stop (3-minute walk)
- 400 m to Mt Gravatt Park (6-minute walk)
- 750 m to Hibiscus Sports Complex (10-minute walk)
- 950 m to Macgregor Park 'n' Ride (2-minute drive)
- 1 km to Upper Mount Gravatt State School (2-minute drive)
- 1.1 km to MacGregor State High School (4-minute drive)
- 1.3 km to Westfield Mt Gravatt Shopping Centre (5-minute drive)
- 2.2 km to MacGregor State School (5-minute drive)
- 2.3 km to Sunnybank Plaza & Market Square (6-minute drive)
- 2.9 km to QEII Jubilee Hospital (6-minute drive)
- 11.3 km to Brisbane CBD (14-minute drive)

The ultra-wide frontage is lined by neat hedges, blossoming at the beginning of spring, with a tidy lawn and lovely wraparound landscaping behind. A wide double carport sits in front of the two garage doors offering plenty of parking options.

Inside, a timber staircase leads you to the main residence, with beautiful original timber floors throughout this upper level. Warm natural light spills into the spacious lounge room, with a built-in storage/entertainment unit ready to display your books, trinkets, or for you to install the ultimate media setup. A wall partially divides the space to create a warm sunroom at one side, while the main area enjoys crisp air-conditioning to keep you cool all summer long.

The tidy kitchen has been well-maintained, with clean-and-go benches, a tiled backsplash, electric appliances, and plenty of cabinetry ready to accommodate your family. A dining space sits at one end of the kitchen, with a lovely hanging pendant light above adding character and ambiance to your cosy mealtimes.

Down the hallway you will find three timber-floored bedrooms, each serviced by the upstairs bathroom with its separately housed toilet for added convenience. Two bedrooms feature built-in wardrobes, while the master also has a ceiling fan above.

The practicality of this layout doesn't end here! Downstairs, you will find a tiled entryway leading to the separate rumpus with timber-look laminate floors, renovated bathroom, and laundry - with plenty of space to build a second kitchen if you are considering a dual-living layout! Plus, the double garage could be converted into more living space, perfect for larger families with older kids seeking a little extra independence.

This fabulous residence is completed by a lovely outdoor courtyard with a Hills Hoist, a grassy lawn enclosed in lush greenery, and a nifty garden shed and water tank. Plus, the solar panels will help keep your power bills low - everything has been considered for fuss-free family living.

A rare opportunity - call Team Kevin Ahn today to get ahead of the crowd!

All information contained herein is gathered from sources we consider to be reliable.



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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 About this Property

Property ID	B2AWF4R
Property Type	House
Land Area	769 m ²
Including	Air Conditioning Toilets (2) Built-in-Robes Solar Panels Water Tank

Kevin Ahn 0400 098 188

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

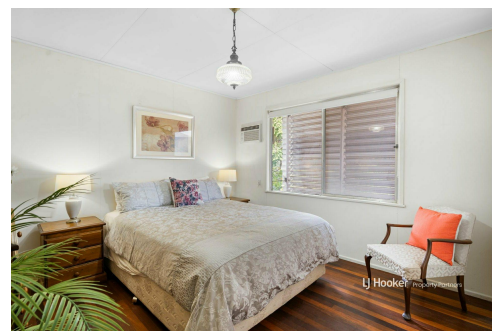
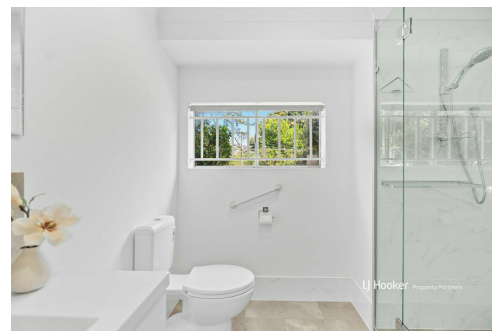
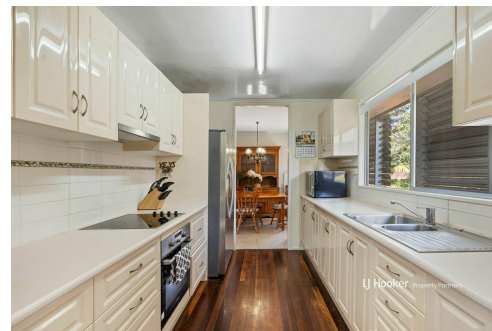
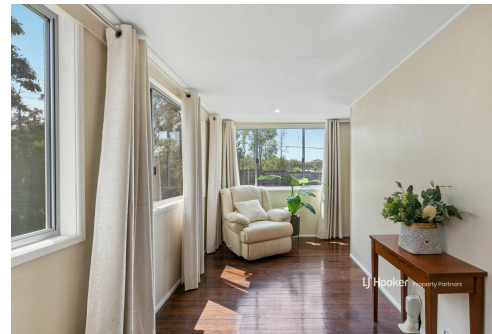
Jenny Tang 0430 908 203

Sales Associate to Kevin Ahn | jenny@ljhpp.com.au

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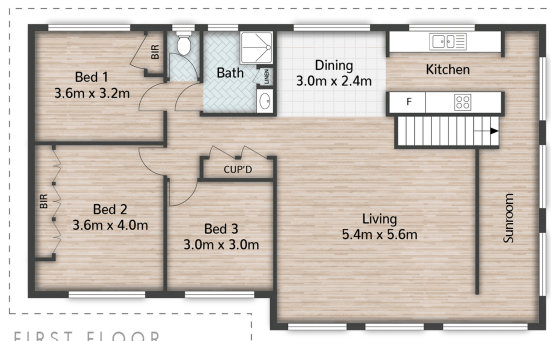


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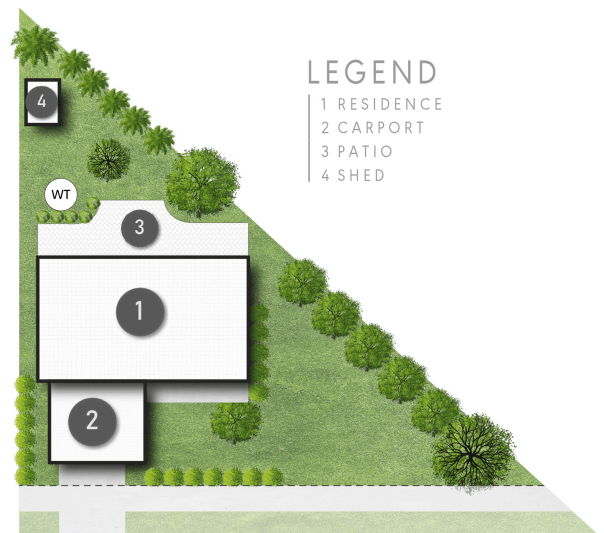
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GROUND FLOOR



FIRST FLOOR



LEGEND

- 1 RESIDENCE
- 2 CARPORT
- 3 PATIO
- 4 SHED

Worrell Street

22 Worrell Street **MACGREGOR**

4 | 2 | 4 | 292m²

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.