



## Macgregor, 25 Benaud Street

SOLD BY KATHY LU & FARAZ PEYMAN

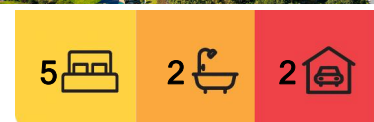
An amazing opportunity awaits in the heart of Macgregor - a renovator's delight or the perfect spot to build your dream home or lucrative development project on an enormous 1,120 sqm block. This expansive five-bedroom family home boasts an open-plan layout, a new fence, a huge backyard, a large patio, and two massive sheds for additional storage. Situated in an incredibly convenient location close to major motorways, transport options, and Westfield Mt Gravatt, plus within the respected Macgregor High catchment, this property promises an unbeatable lifestyle and endless potential.

### Summary:

- Renovator's delight or knock down and build the home of your dreams/lucrative development project on enormous 1,120 sqm block
- Spacious five-bedroom family home with open-plan layout and new fence
- Huge backyard plus large patio and two massive sheds for additional storage



**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/B234F4R](http://ljhooker.com.au/B234F4R)

**Contact**  
**Kathy Lu**  
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**Faraz Peyman**  
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**LJ Hooker Property Partners**  
07 3344 0288



- Incredibly convenient location, close to major motorways, transport options, and even Westfield Mt Gravatt
- Within respected Macgregor High catchment

Nestled in a highly coveted and convenient nook of Macgregor, this property offers an effortless lifestyle with easy walking distance to buses, parks, schools, childcare, and the shopping, dining, and entertainment hub of Westfield Mt Gravatt. A short drive will take you to Griffith University for students and Sunnybank Market Square for foodies, with the Pacific Motorway just metres away for effortless commuting.

- 190 m to bus stop
- 700 m to Springfield Street Park
- 800 m to Macgregor State High School
- 850 m to SunRise Kids Early Education and Care Mt Gravatt
- 1.1 km to Upper Mount Gravatt State School
- 1.2 km to Westfield Mt Gravatt
- 3.2 km to Griffith University Nathan Campus
- 3.2 km to Sunnybank Market Square

Hidden away on a quiet street, this brick lowset sits nestled away from the hustle and bustle and is perched on an immense 1,120 sqm block, offering endless potential. Ready for a new modern renovation or to be knocked down to make way for your snazzy new project or grand new home, this property has solid bones for you to work with, including a brand-new fence and a double tandem carport. Alternatively, there's heaps of space for you to develop a lavish apartment building that's sure to rake in bucket-loads of profits.

The home itself features a spacious open-plan layout. A lengthy hidden front porch reveals a tiled combined lounge and dining area with ornate cornices, air conditioning, and a rustic brick fireplace perfect for cosy winter nights. Venture further within, and you'll find a tiled meals area opposite the kitchen for intimate family meals.

The overlooking kitchen is sizable, with plenty of timber cabinetry and bench space available for easy meal creation. With plenty of space, it's an amazing blank canvas for your new modern culinary hub.

Five bedrooms are found nestled together at the rear of the home. Four of these feature easy-care tiles, while the enormous master suite offers plush carpeting. Four of the bedrooms also come with built-in robes, and all boast air conditioners. The master suite has access to its own ensuite, while a shared bathroom and water closet are available to remaining residents and guests.

Outside, a patio is perfect for outdoor gatherings and looks out over the sprawling fenced backyard, where two large sheds sit ready to store all sorts of equipment.

This property is a renovator's delight with incredible potential in a prime location. Don't miss out on this amazing opportunity to create your dream home or bring your development project to fruition. Contact Kathy Lu or Faraz Peyman today to find out more and arrange an inspection!

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



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## More About this Property

Property ID	B234F4R
Property Type	House
Land Area	1120 m <sup>2</sup>
Including	Ensuite Toilets (3) Built-in-Robes

**Kathy Lu 0448 614 495**

Co-Agent to Peter Florentzos | [kathylu@ljhpp.com.au](mailto:kathylu@ljhpp.com.au)

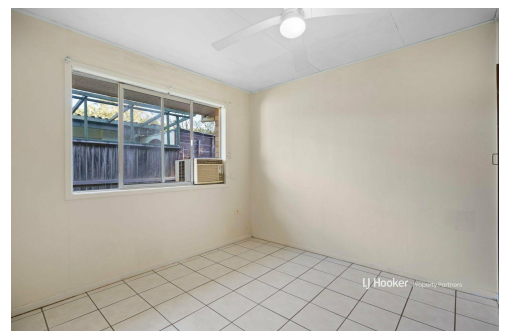
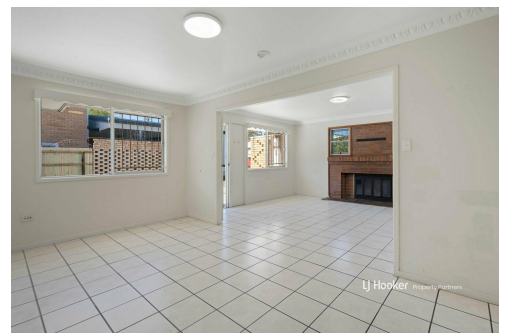
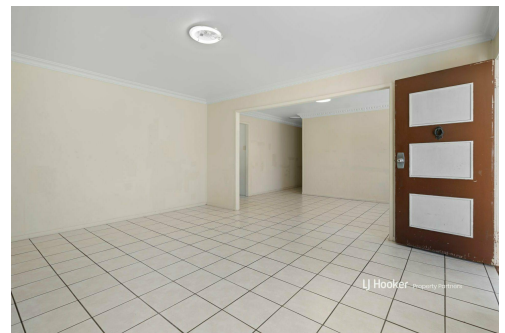
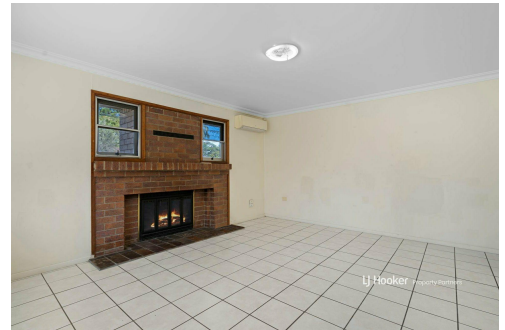
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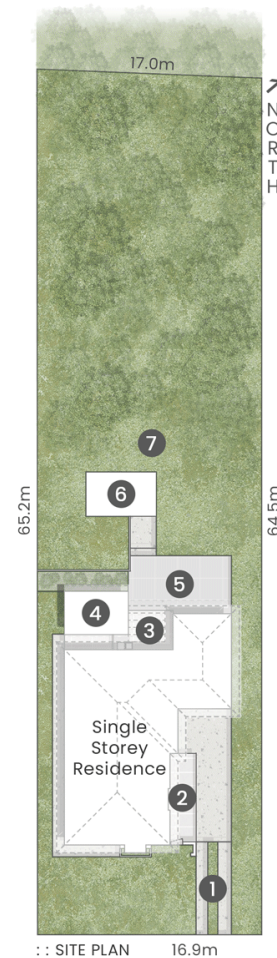
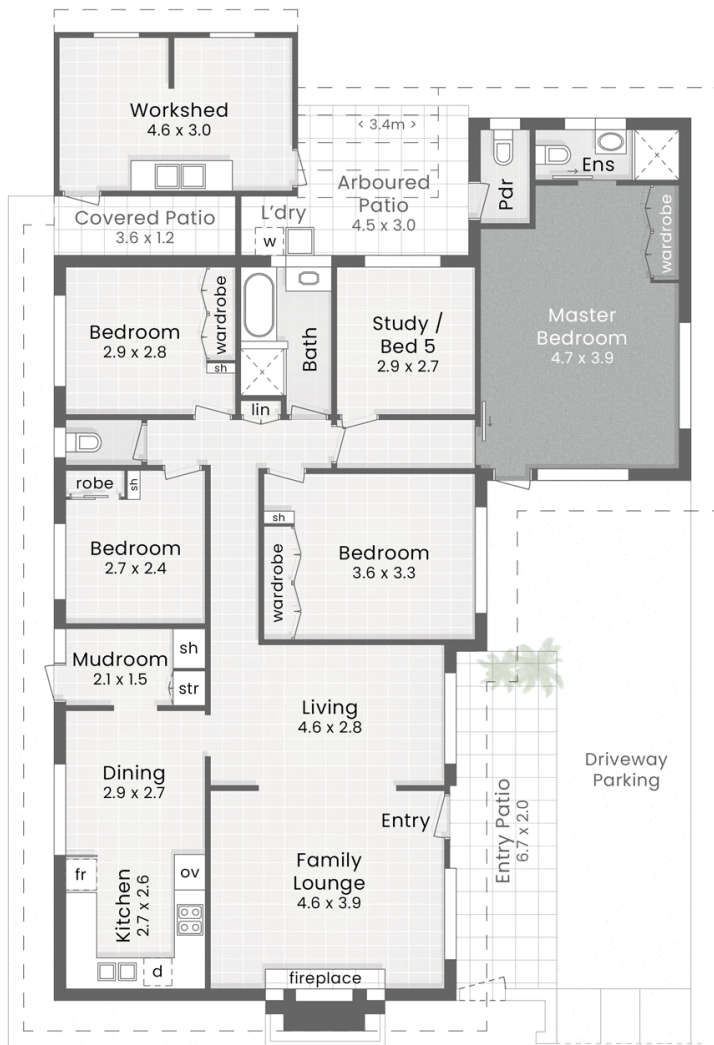
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**LEGEND**

1. Driveway Parking | 2. Entry Patio  
3. Arbour'd Patio | 4. Workshed  
5. Open-Air Patio | 6. Garden Shed  
7. Fenced Grass Yard



**BENAUD STREET**

**25 Benaud Street  
MACGREGOR**

-  1,120m<sup>2</sup>
-  5 Bed
-  2 Bath + Powder
-  Driveway Parking

Internal 152m<sup>2</sup>  
Patio's 29m<sup>2</sup>  
Workshed 16m<sup>2</sup>  
Total 197m<sup>2</sup>

**pdc.**

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