



29 Portulaca Street, Macgregor

Position, Potential & A Prized Family Legacy




Auction Location: Onsite and online via Realtair

Enjoying a commanding presence from its expansive allotment and held lovingly by the same family for over 40 years, this solid brick classic is ready to pass the torch. Freshly transformed for its grand debut, the entire residence has been treated to fully repainted walls, while the upper-level features beautiful, newly polished timber flooring.

Highlights:

- Massive 802m2 block with lucrative sub-division potential
- Freshly updated interior with a crisp, full repaint all throughout; Gleaming, brand-new timber flooring beautifully upstairs
- Highly versatile layout boasting immense dual living potential with a lower-level setup
- Multiple outdoor zones including a balcony, courtyard, and an in-ground swimming pool
- Secure 2-car garage plus an expansive, fully fenced grassy backyard

Nestled in a highly sought-after pocket of Macgregor, the home presents a powerful narrative of enduring quality with its timeless

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AUCTION

Sat 20th Jun @ 12:30PM

VIEW

Sat 6th Jun @ 12:00PM - 12:30PM

AGENTS

Erfan Babaie
0481 868 871
erfanbabaie@ljhpp.com.au

Kosma Comino
0438 365 222
kosmacomino@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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 **LJ Hooker**

lowset brick and tile construction and secure double garaging. Standing as a testament to four decades of proud ownership, the property offers a perfectly balanced framework for immediate, comfortable family living alongside serious future rewards.

The thoughtfully configured floorplan accommodates four generous bedrooms and two well-positioned bathrooms, ensuring ample space for growing families to carve out their own individual sanctuaries. The home's true hidden gem lies within its incredible dual living potential.

On the lower level, a functional kitchen fitted with dark cabinetry and an integrated brick breakfast bar serves as a fantastic secondary hub, opening out into a spacious, tiled multi-purpose zone, a practical laundry area, and a convenient second bathroom. Upstairs, the main living zones are bathed in natural light, where a glass sliding door opens directly out to a breezy front balcony.

Stepping outside, your own private oasis awaits. The expansive rear grounds showcase a massive, fully fenced grassy yard where children and pets can run free in absolute privacy. For those warm summer months, an outdoor entertaining zone leads directly to a private, paved in-ground pool area - offering a fantastic foundation to build your ultimate backyard entertainment dream.

This is gold-standard southside territory. Families will thrive with the immense benefit of being situated inside the highly coveted Macgregor State High School catchment, securing an elite academic pathway right from your doorstep. The daily routine is made effortlessly convenient, located just a short drive to bustling shopping precincts, fantastic local schools, and major motorways for a seamless commute.

This is a spacious, move-in ready property steeped in family history, offering a golden opportunity to secure a premium slice of Macgregor real estate with endless upside! Contact Erfan Babaie and Kosma Comino today for more information.

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Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020

MORE DETAILS

Property ID AZDBF4R
Property Type House
Land Area 802 m2
Including Toilets (2)
Courtyard
Balcony
Outdoor Entertaining
Secure Parking
Fully Fenced

Erfan Babaie 0481 868 871

Executive Agent & Auctioneer | erfanbabaie@ljhpp.com.au

Kosma Comino 0438 365 222

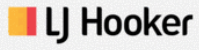
Partner & Agent/Independent Contractor |
kosmacomino@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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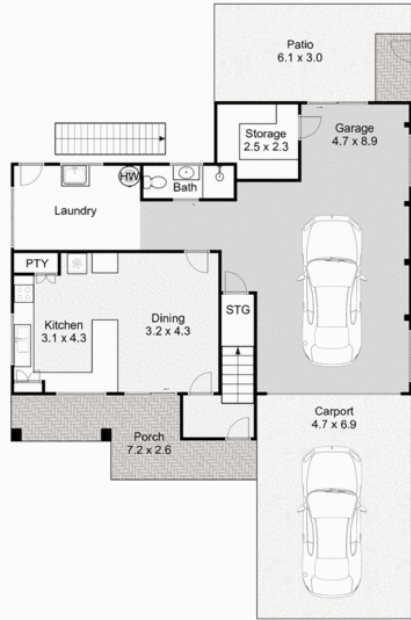


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MACGREGOR

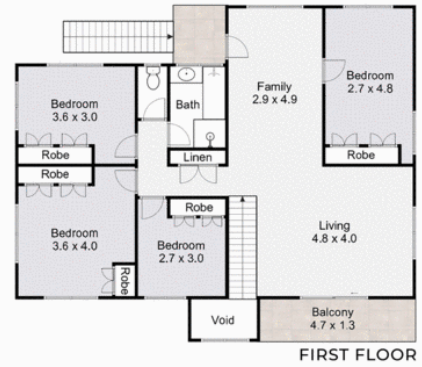
- 4 Bed
- 2 Bath
- 2 Car

Internal : 197m²
External : 40m²
Carport : 33m²
Total Area : 270m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



GROUND FLOOR



FIRST FLOOR