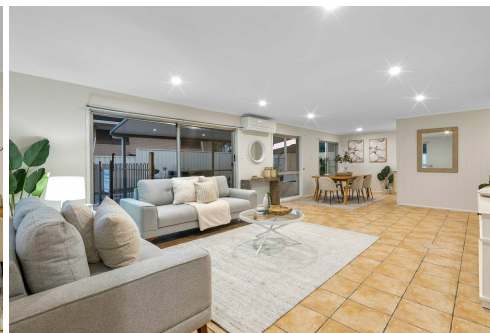
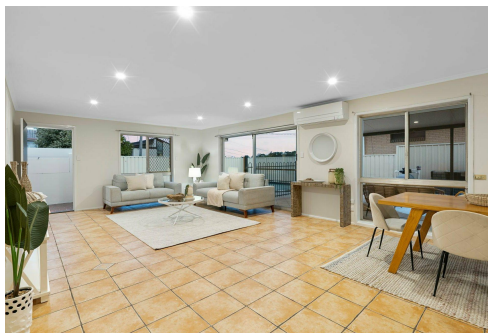
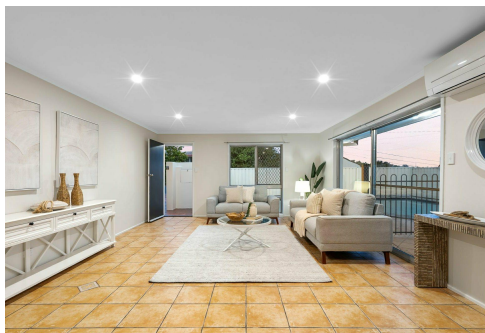
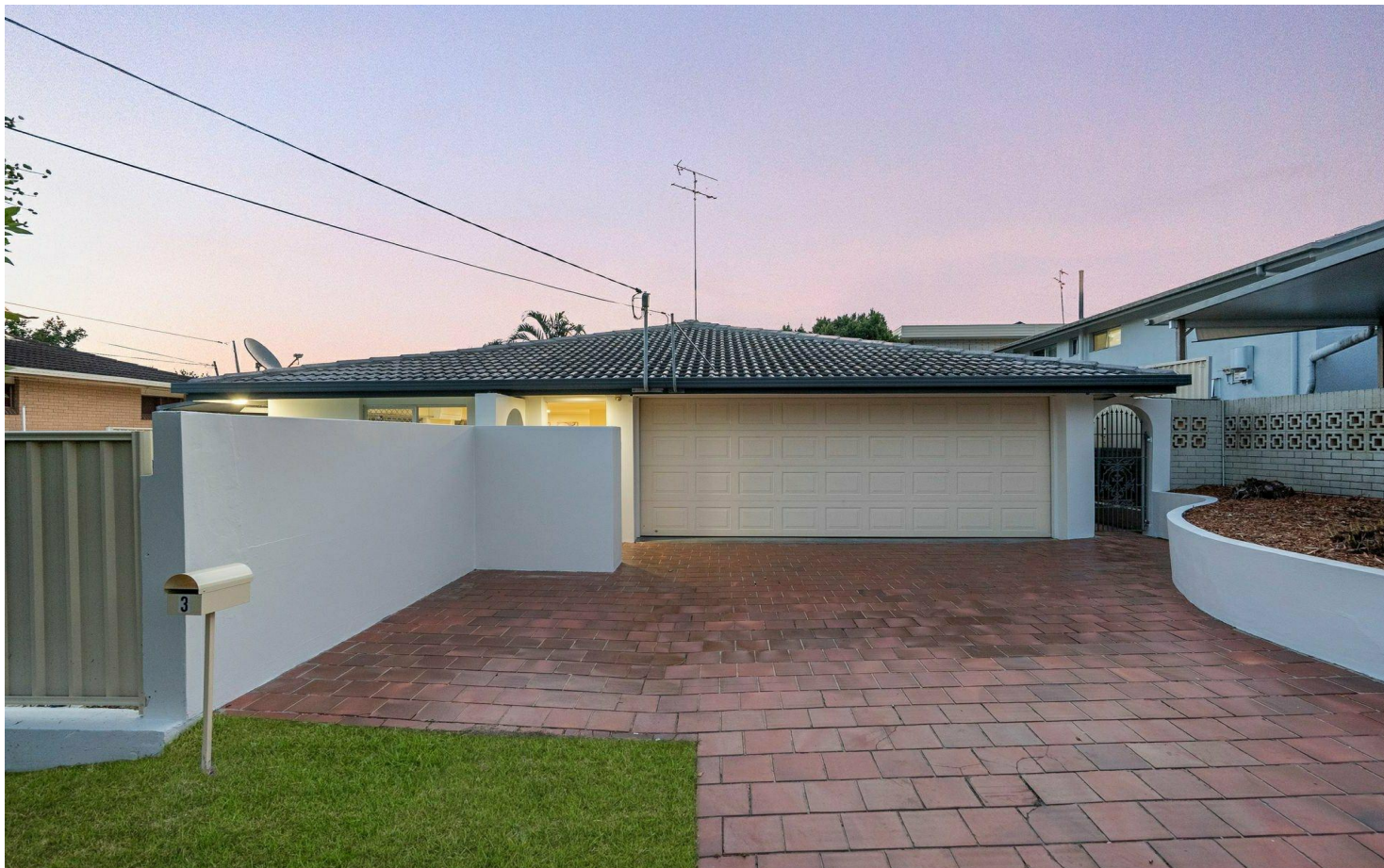




Macgregor, 3 Dolphin Street

Fresh-faced Family Home in a Fantastic Macgregor Location

Only 15-minutes' walk to Westfield Mt Gravatt and city-bound buses, this light-filled lowset comes with a summer-ready pool and has just undergone a mini-makeover that makes its versatile 4-bedroom offering even more enticing - and there's potential to further value-add!

Highlights:

- Recently rendered exterior including fencing for amped-up street appeal
- New carpet in the 4 fan-cooled bedrooms, master with A/C & ensuite with renovated shower
- A/C in tiled lounge/dining area, all the mod cons + 2 pantries in the adjacent kitchen
- Big main bathroom with shower & tub, laundry next door - original spaces ripe for renos
- Huge rear patio beside the pool with a flyover roof & sprawling rear lawns



For Sale
Please Call

View
ljhooker.com.au/B32EF4R

Contact
Kathy Lu
0448 614 495
kathylu@ljhpp.com.au
Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au



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.

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07 3344 0288

This is a well-presented home that's both move in or rent ready. The hub of this home is the large, air-conditioned, tiled lounge that sits beside the combined kitchen/dining area. This welcoming space extends onto a fabulous alfresco entertaining patio overlooking the pool, the dining side also with sliders outside.

The kitchen is a free-flowing functional space with 2 entry points, well-equipped with mod cons including a big stainless rangehood over the cooktop, a wall-mounted oven and dishwasher.

Behind this social zone, a passageway leads to the 4 newly carpeted bedrooms, the family bathroom and laundry. Three beds have BIRs, including the master which boasts double the capacity and an ensuite with recently renovated shower.

Rounding out this offering is a double garage with internal access, a paved driveway, play friendly lawns, brand new hot water system, and equipment to keep the pool looking super!

All this, plus a super southside location just a stone's throw to expansive parkland, Macgregor State High School and Westfield Mt Gravatt, and short drives to Market Square and Sunnybank Plaza.

Don't miss you chance to gain entry into the exclusive Macgregor market, with this great home in a quiet, family friendly position - you can't put a foot wrong in this location.

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	B32EF4R
Property Type	House
Land Area	546 m2
Including	Ensuite Air Conditioning Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Kathy Lu 0448 614 495

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

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

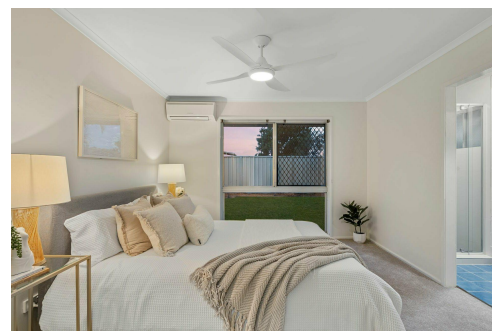
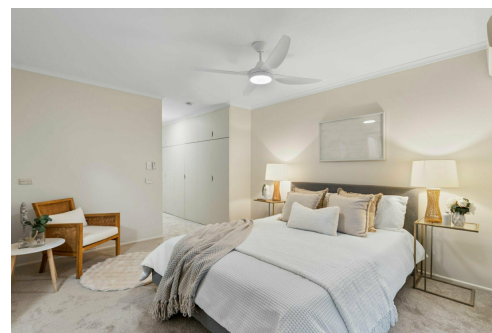
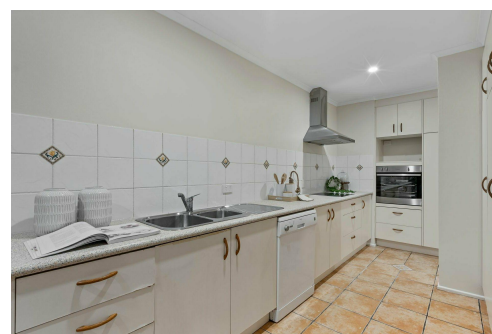
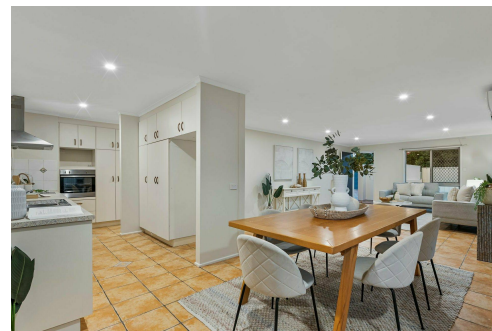
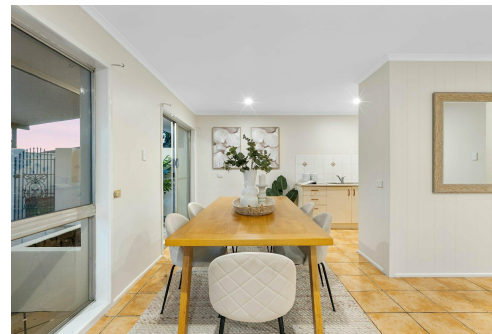
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25 Pinelands Road, SUNNYBANK HILLS QLD 4109

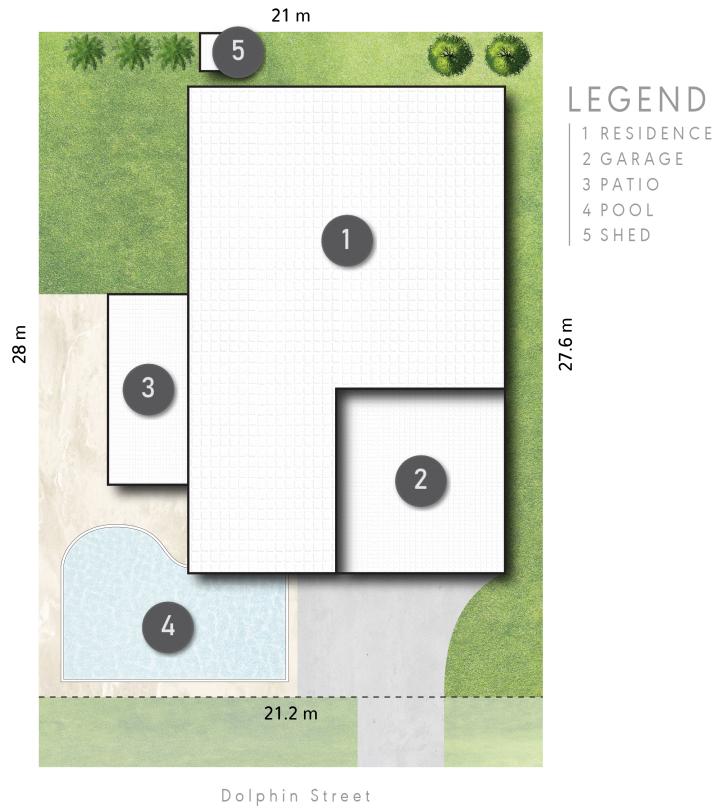
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3 Dolphin Street **MACGREGOR**

4 | 2 | 2 | 217m² | 546m²

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.



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