



3 Tartarian Street, Macgregor




## SOLD BY EMILY XIONG

Full of charm and solid-as-they-come, this elevated beauty is big on space, flexibility, and location. Set on a generous 607m<sup>2</sup> block in a tightly held leafy green Macgregor street, it delivers that rare blend of old-school quality and modern convenience - plus the bonus of a downstairs zone with a second bathroom and kitchenette for extended family or dual-living.

Top 5 Features at a Glance:

1. Flexible lower level with second bathroom and kitchenette - ideal for guests, teens, or extra income.
2. Flowing layout connects kitchen & dining to both front and rear balconies.
3. Three generous bedrooms, all with ceiling fans and natural light.
4. Zoned for MacGregor State School & MacGregor State High.
5. Walk to city buses, Market Square, Westfield Garden City, and local shops.

Tucked away in a quiet family-friendly street, this proud double-brick home stands tall with its wide frontage, secure garage, and elevated presence that captures light and breezes from all angles. It's a classic build from an era known for generous proportions and solid craftsmanship - and it shows in every room.

3  3  2 

**FOR SALE**

Please Call

**AGENTS**

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emilyxiong@ljhpp.com.au

**AGENCY**

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Upstairs, you'll find a welcoming main living zone at the top of the stairs with plush carpets and a smart layout that opens directly to both the front and back balconies. The central kitchen and dining area forms the hub of the home - ideal for morning coffees, and alfresco lunches.

The three bedrooms are all well-sized, with ceiling fans and plenty of natural light. A family bathroom upstairs keeps things simple and functional, while downstairs brings a huge bonus: a multi-purpose zone with its own kitchenette, second bathroom, and direct outdoor access. It's perfect for extended family, long-stay guests, a home business, or simply more space to live and spread out.

Step outside and you'll find a fully fenced yard with space to play, grow, or entertain. The 607m<sup>2</sup> block gives you freedom without the upkeep - perfect for backyard cricket, a garden project, or future enhancements down the line.

Extras include:

- Double garage with internal access
- Front & rear balconies for breezy living
- Ceiling fans and air conditioning throughout
- Low maintenance gardens
- Fully fenced backyard

Location-wise, it doesn't get much more convenient. You're in the sought-after MacGregor school catchments and just moments from every amenity - including:

- 3 min drive to Westfield Garden City
- 4 min drive to Market Square, Sunnybank Plaza & Sunnybank Private Hospital
- 5 min drive to Griffith University (Nathan campus)
- 10 min walk to MacGregor State High School
- Multiple quality schools within 7 min drive: MacGregor State, Warrigal Road State, Sunnybank State, Sunnybank State High & Robertson State

Whether shopping, studying, dining, or commuting, you'll find it all within easy reach from this ultra-connected address.

Classic bones. Flexible living. Premium postcode.

3 Tartarian Street is your chance to own a piece of Brisbane's best-kept suburb.

Contact Emily Xiong today to arrange your inspection or request auction details.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L  
T/A LJ Hooker Property Partners  
ABN 39 831 978 227 / 21 107 068 020

## MORE DETAILS

Property ID B3EGF4R  
Property Type House  
Land Area 607 m2  
Including Balcony  
Secure Parking

**Emily Xiong 0401 056 588**

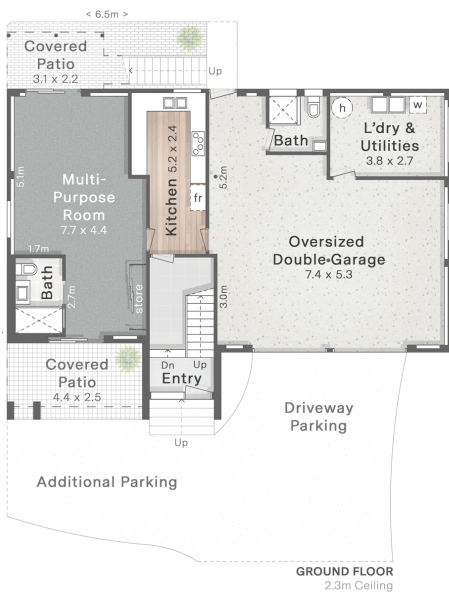
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**LJ Hooker Property Partners 07 3344 0288**

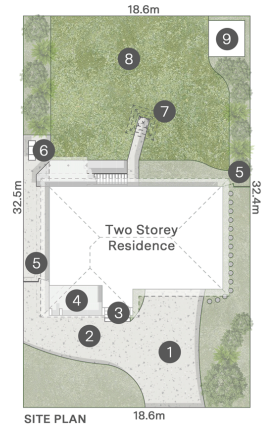
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1. Driveway Parking
2. Additional Parking
3. Entry Stairs
4. Covered Patio
5. Side Access Gates
6. BBQ Area
7. Hills Hoist
8. Fenced Grass Yard
9. Garden Shed (3.0 x 3.0)



Tartarian Street

3 Tartarian Street Macgregor

Internal 242m<sup>2</sup> | Balconies & Patios 41m<sup>2</sup>



Emily Xiong 0401 056 588

- 607m<sup>2</sup> Land Size
- 2 Car + Off-Street
- 3 Bed + MPR
- 3 Bath

Total 283m<sup>2</sup>

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