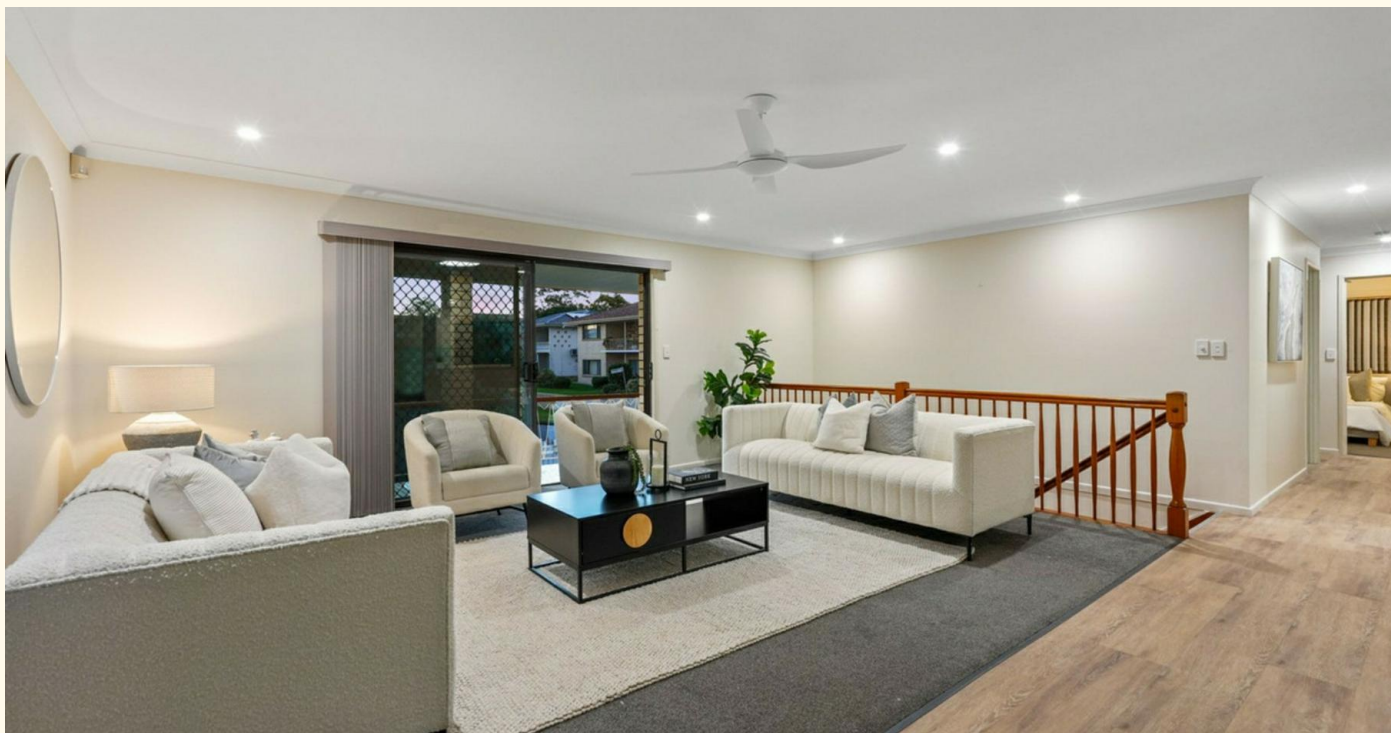




37 Swanfield Street, Macgregor

Modern, Multi-Generational Living - Must Be Sold

Beautifully renovated and combining sleek modern design with an incredibly versatile layout, this highset residence offers a lovely standard of living! Whether you are a growing family seeking extra space, looking for the ultimate multi-generational setup, or wanting a home that naturally lends itself to year-round entertaining, this property delivers on every front.

Highlights:

- Renovated highset on easy-care 572m2 with updated kitchen and upstairs bathroom
- Clever dual-level layout with rumpus room, full bathroom, and a flexible multi-purpose room downstairs.
- Upper level boasts an expansive open-plan living and dining area alongside four well-appointed bedrooms with built-in robes.
- Effortless year-round entertaining with a breezy front balcony, a private rear deck, and a ground-floor patio overlooking the large, easy-care backyard.
- Situated in an unbeatable location, the property is just a short walk from Westfield Mt Gravatt, Upper Mount Gravatt bus station, Macgregor State High School, and scenic parklands.

Ascend the stairs to the first floor, where an expansive open-plan

4 2 2

FOR SALE

\$1,600,000

VIEW

Sat 26th Sep @ 2:00PM - 2:30PM

AGENTS

Kathy Lu
0448 614 495
kathylu@ljhpp.com.au

Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



living and dining area immediately welcomes you with air-conditioned comfort. This bright and airy level forms the heart of daily family life, seamlessly connecting the shared living spaces with a stunning, fully renovated kitchen. Designed with a crisp contemporary finish, the kitchen makes meal preparation a breeze with its modern dishwasher, sleek cabinetry, and generous counter space.

Quietly tucked away from the main living hub is the primary accommodation, featuring four well-appointed bedrooms equipped with built-in robes. Serving these rooms is a beautifully updated main bathroom that easily caters to a busy morning rush with its modern fixtures. The true magic of this upper level, however, is the effortless indoor-outdoor flow. From the dining area, step out onto a spacious, private rear balcony or walk out from the lounge onto a massive front balcony to catch the afternoon cross-breezes.

Meanwhile, downstairs offers a sprawling layout that adapts to your shifting lifestyle needs. A massive, secondary rumpus and living room provides the ultimate sanctuary for a growing family plus a generous multi-purpose room complete with its own built-in wardrobe, making it the ideal setup for a quiet home office, a dedicated hobby space, or an extra bedroom for guests and extended family. Essential household amenities are also thoughtfully placed on this level, including a large, dedicated laundry room and a full second bathroom, providing complete independence and self-containment from the upper floor. Plus, the covered rear patio offers another outdoor space, looking out over the easy-care backyard.

Positioned on a neat 572m2 block, you are connected to the very best of Macgregor and Upper Mount Gravatt:

- 350m walk to direct bus routes for Griffith University
- 650m walk to Upper Mt Gravatt Bus Station & Westfield Mt Gravatt
- 600m walk to Macgregor State High School
- 700m walk to the green open spaces of Whipbird Park
- Just a quick drive to Market Square, Sunnybank Plaza, Upper Mount Gravatt State School, and major motorways for an easy city commute

Don't miss your chance to secure this rare, turn-key opportunity in one of the southside's most sought-after pockets. Contact Kathy or Peter today!

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

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

MORE DETAILS

Property ID	B4XKF4R
Property Type	House
Land Area	572 m2
Including	Air Conditioning
	Toilets (2)
	Balcony
	Dishwasher
	Built-in-Robes
	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

LJ Hooker Property Partners 07 3344 0288

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

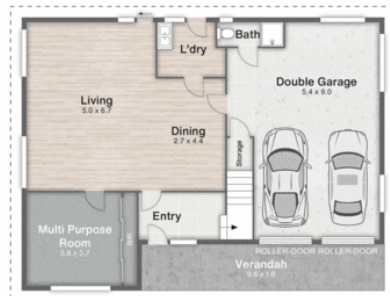




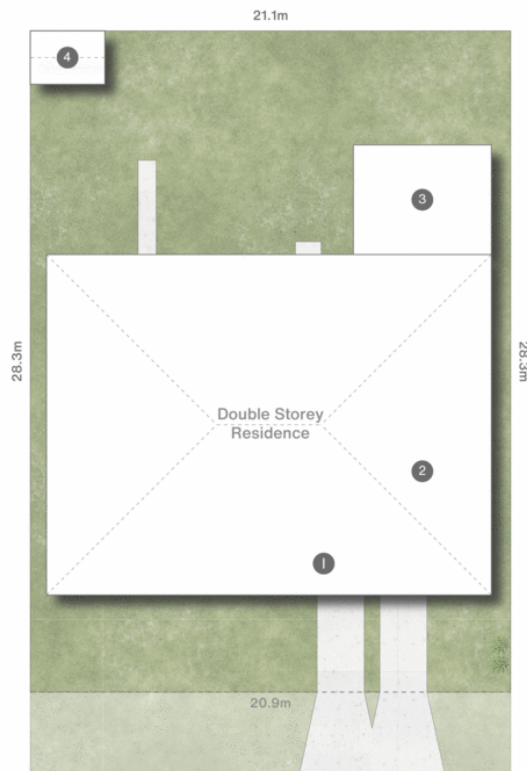
FIRST FLOOR



(Not in Position)



GROUND FLOOR



- 1 Verandah
- 2 Garage
- 3 Balcony
- 4 Shed

37 Swanfield Street **MACGREGOR**

4 | 2 | 2 | 315m² | 572m²



NORTH

DISCLAIMER

This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.