



37 Swanfield Street, Macgregor

Modern, Multi-Generational Living - Walk-to-Everything

Beautifully renovated and combining sleek modern design with an incredibly versatile layout, this highset residence offers a lovely standard of living and must be sold at auction if not before! 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

\$1,868,000

VIEW

Sat 25th Jul @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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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

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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

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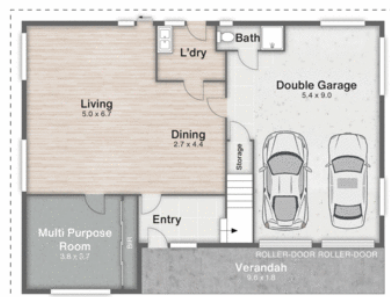
Property Partners

PETER FLORENTZOS

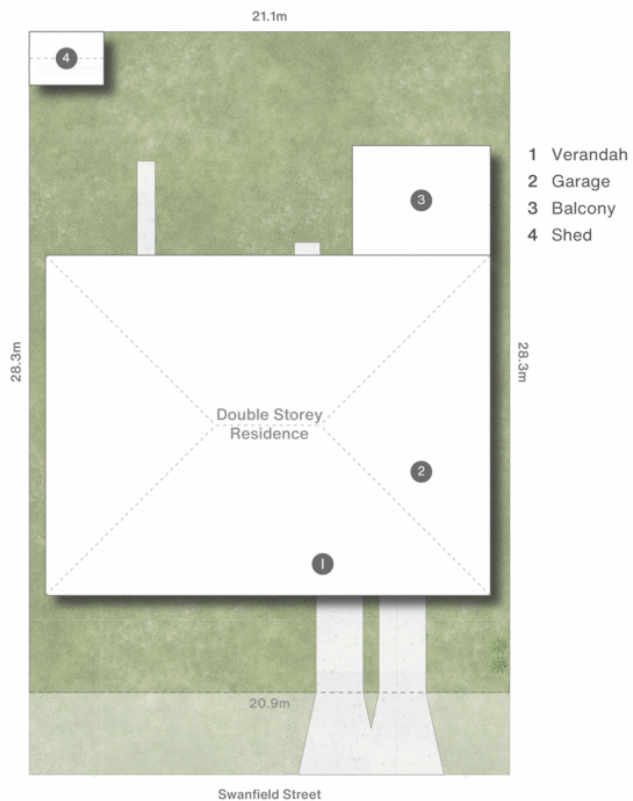
0414 311 526



FIRST FLOOR



GROUND FLOOR



37 Swanfield Street **MACGREGOR**

4 | 2 | 2 | 315m² | 572m²



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.