



Macgregor, 4 Shirland Street

SOLD BY ANA WANG, ZORA LIU & ALAN GU

This double-storey 5-bedroom brick home sits in prime southside territory - strolling distance to Westfield's bus hub and retail centres, as well as Macgregor State High School and leafy green local parks - and there's a potential Granny Flat (STCA) waiting out back!

Highlights:

- 5-bed 2-storey + scope to convert a large shed with GF potential
- Parquetry floors through downstairs kitchen/dining/living areas - all fan cooled
- Solid timber floors above in beds and a central lounge opening to big front balcony
- Short drive to Market Square or M3 onramp (4 mins), Upper Mt Gravatt State School (6)
- Double garage opening into a huge, tiled laundry

To the existing home first and the geometric pattern of the lower-level flooring is just stunning, running from the central entry foyer into a spacious fan-cooled family living area that flows through an archway into the dining room and a kitchen with moulded timber



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For Sale
Please Call

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cabinetry, twin sink, dishwasher, and wall-mounted oven/grill.

While also fan-cooled, a screened glass slider between the dining room and the back patio allows you to easily keep this space (and the cook!) cool.

A timber staircase connects the entry foyer to the first floor which sports the more familiar polished timber floorboards. Front and centre up is the fan-cooled central lounge that also opens outside through screened sliders - this time to a lengthy covered street-facing balcony with ornate wrought iron balustrade to complement the brick and iron fencing either side of the driveway.

Multiple ceiling fans keep sleeping areas comfortable, and all up there are 5 bedrooms serviced by 3 bathrooms (two upstairs and one downstairs), one with a shower and bath, the toilet next door. Downstairs, the roller door entry double garage has had more modern flooring installed and opens directly inside through a huge, tiled laundry/mudroom with loads of storage and countertop space.

If you'd prefer to use the large garden shed out back as a place to house extended family or maybe older teenagers looking for some autonomy, there's potential for that to be achieved (STCA).

Foot-friendly locations don't get much better than this one with MacGregor State High only 2-minutes down the road, 8 to the edge of D.M Henderson Park - the gateway to all the Sunnybank Community & Sports Club facilities, and 10 to Westfield Mt Gravatt for shopping and bus station connections all over town.

Come and explore all that's on offer in this exceptional location.

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More About this Property

Property ID	B2BPF4R
Property Type	House
Land Area	549 m ²
Including	Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced

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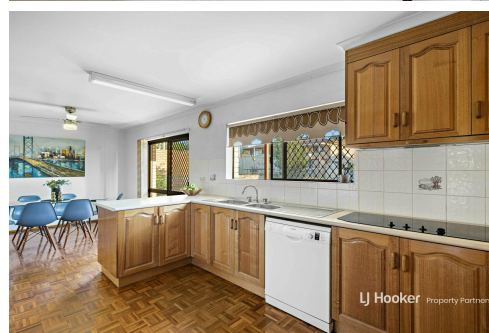
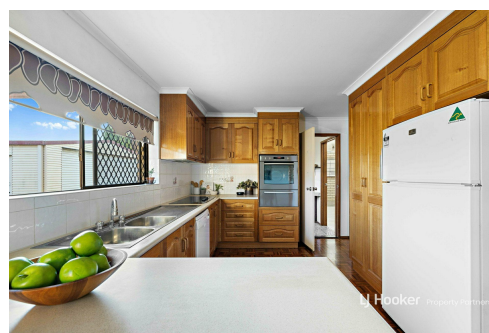
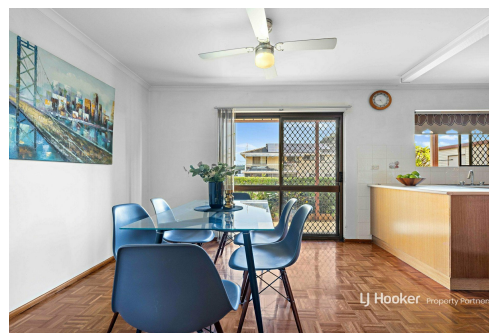
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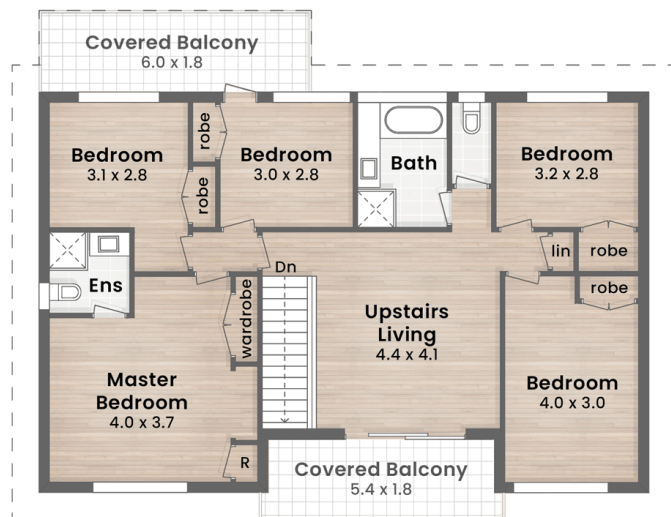
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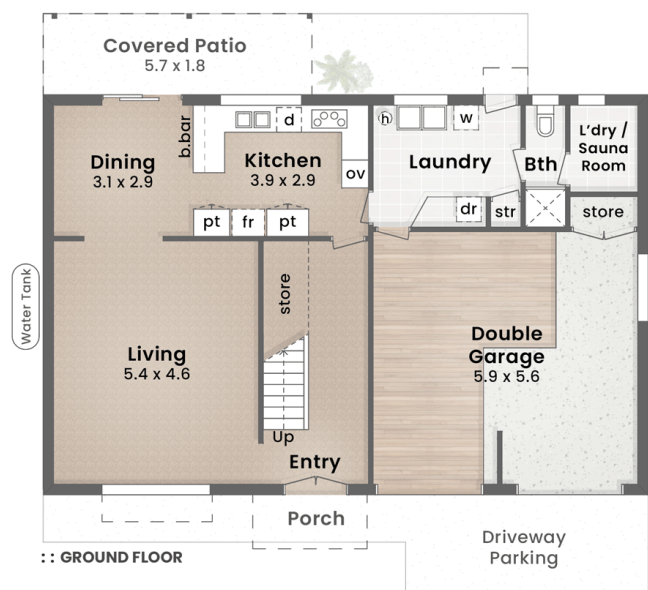


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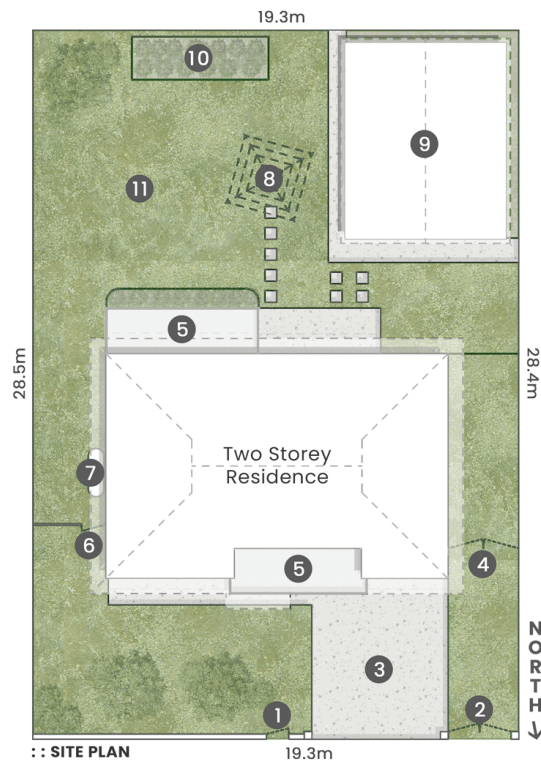
:: FIRST FLOOR



:: GROUND FLOOR

LEGEND

1. Entry Gate | 2. Vehicle Gate (2.5m Wide)
3. Driveway Parking | 4. Side Access Gate (2.8m Wide)
5. Covered Balconies | 6. Side Access Gate
7. Water Tank | 8. Hills Hoist
9. Utilities Connected Shed (6x7.5m) (Potential Granny Flat)
10. Veggie Garden | 11. Fenced Yard



:: SITE PLAN

SHIRLAND STREET

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4 Shirland Street
MACGREGOR

Internal 230m² | Balconies 20m² | Patio 11m² | **Total 261m²**

Workshed 48m²

549m² 5 Bed 3 Bath 4 Car + Off-Street

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