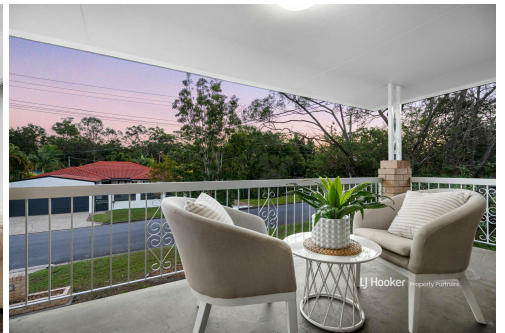
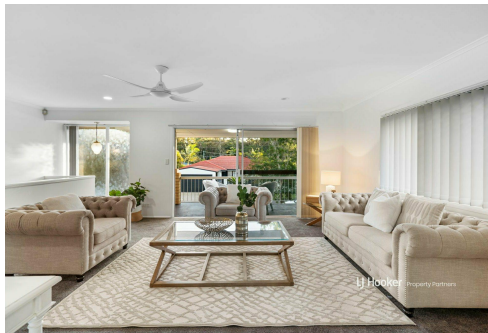
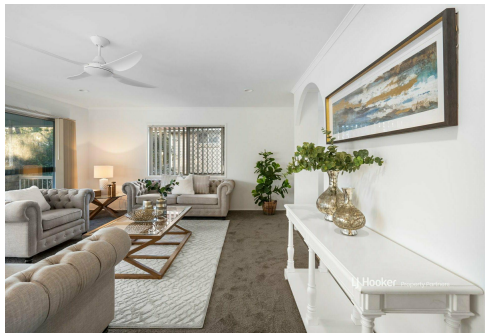




Macgregor, 5 Nevern Street

SOLD BY THE FLORENTZOS TEAM

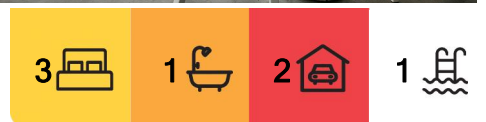
This immaculate double-storey brick residence showcases pristine living in one of Macgregor's most coveted locations. The sprawling home features a versatile floorplan perfect for families who value space and style. With three bedrooms upstairs and a handy downstairs utility room that can serve as a home office or extra accommodation, this property offers endless possibilities. The pristine presentation is highlighted by fresh paint throughout and plush new carpets, ensuring a flawless move-in experience. Situated within the catchments for Upper Mount Gravatt Primary and Macgregor High schools, this home is ideal for families. Enjoy unparalleled convenience with easy access to buses, parks, schools, and the bustling Westfield Mt Gravatt.

Key Highlights:

- Sprawling and versatile floorplan with three bedrooms upstairs, plus a downstairs utility room, ideal as home office or extra accommodation
- Sensational entertainer with downstairs rumpus and bar opening onto entertaining patio



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.



For Sale
Please Call

View
ljhooker.com.au/B23EF4R

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

LJ Hooker Property Partners
07 3344 0288

overlooking pool and generous backyard

- Pristine presentation with fresh paint throughout and plush new carpets
- Set within the Upper Mount Gravatt Primary and Macgregor High school catchments
- Top Macgregor location: walk to buses, parks, schools, and Westfield Mt Gravatt

Placed in a serene yet highly convenient neighbourhood, this home is just a short walk from parklands, buses, schools, childcare, and the popular Westfield Mt Gravatt and Market Square. This area is perfect for families of all ages, offering a blend of peaceful suburban living with all the amenities you could need just moments away.

- 130 m to Whipbird Park
- 170 m to bus stop
- 750 m to Macgregor State High School
- 1.2 km to Westfield Mt Gravatt
- 1.4 km to SunRise Kids Early Education and Care Mt Gravatt
- 1.7 km to Market Square
- 2.2 km to Upper Mount Gravatt State School

Set in a beautiful and peaceful suburban nook, this brick double-storey residence boasts flawless street appeal. Surrounded by lush established gardens and manicured lawns, it exudes a quintessential family home feel. There is plenty of driveway parking along with secure double garage parking that includes heaps of storage space.

The interior has been newly refreshed for pristine presentation with new paintwork and plush new carpets. Upon entering, the foyer with stairs leads you up to the main living areas. An expansive carpeted lounge topped by downlights and a ceiling fan awaits you upstairs, perfect for gatherings.

This space leads out onto a large balcony with peaceful street and tree-top views, creating a serene ambience for evening drinks. Back inside, a cosy dining area with stylish timber flooring sets the stage for intimate dinner parties or family meals.

Across from the dining area sits the sizable original kitchen in immaculate condition. Complete with a cute breakfast bar for quick meals on the go, it offers seasoned home cooks an abundance of storage and bench space, along with quality electric appliances and a dishwasher for swift clean-up.

Venture downstairs to find a spacious timber-floored rumpus with a rustic brick bar ready to host grand parties or intimate family festivities. Adjacent is a utility room which could be utilised as a home office or guest bedroom.

Flowing out from the rumpus is a mostly enclosed private patio where you can effortlessly entertain guests as you cook up a storm on the barbecue or watch the kids splash about in the nearby pool. The easy-care fenced backyard is neatly landscaped and offers ample space for backyard games with loved ones or kids' play equipment.

Up an external set of stairs and through the dining area, you'll regain access to the upper floor where three newly carpeted bedrooms are nestled together. All bedrooms feature ceiling fans and built-in robes, with the master also air-conditioned. They all share access to the neat original bathroom complete with floor-to-ceiling tiles and a separate water



LJ Hooker Property Partners
07 3344 0288

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.

closet. A handy powder room is found downstairs in the garage beside the laundry for added convenience during busy morning routines.

This radiant and expansive family entertainer is an impeccable find in Macgregor. With its flawless presentation, modern conveniences, and prime location, it promises a lifestyle of comfort and ease. Don't miss the opportunity to make this outstanding property your new home. Contact Kathy Lu and Peter Florentzos today to arrange a viewing or find out more.

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

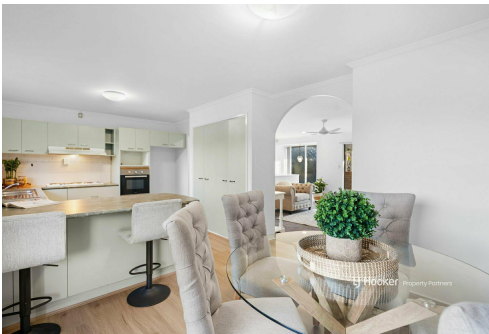
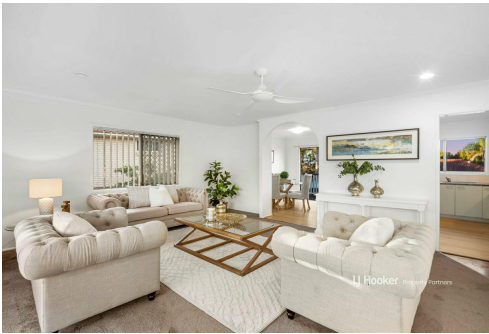
All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

More About this Property

Property ID	B23EF4R
Property Type	House
Land Area	546 m²
Including	Air Conditioning Toilets (2) Pool Balcony Outdoor Entertaining Built-in-Robes Secure Parking

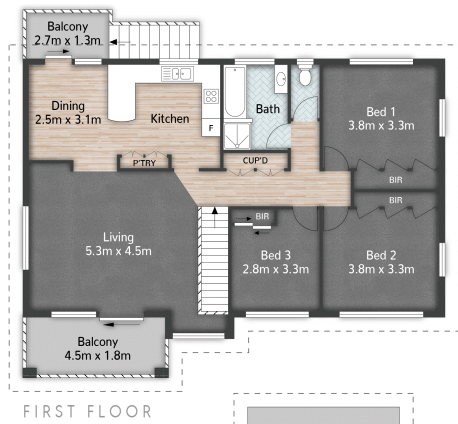
Kathy Lu 0448 614 495
Agent to Peter Florentzos | kathylu@ljhpp.com.au
Peter Florentzos 0414 311 526
Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



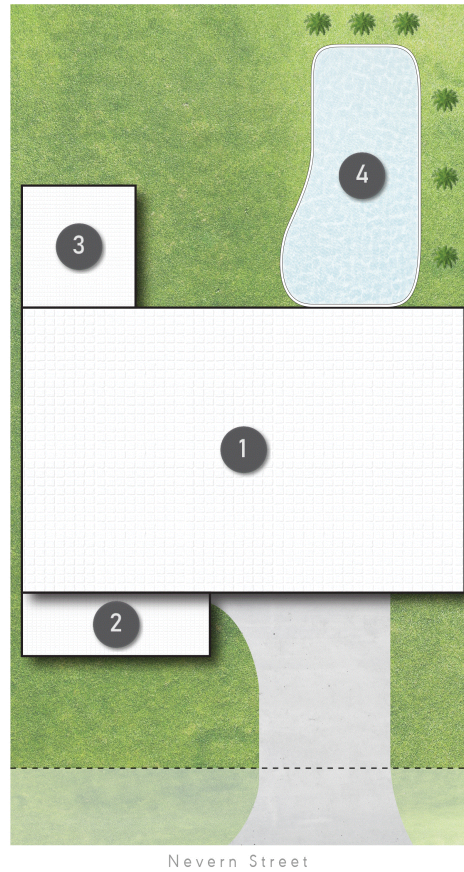
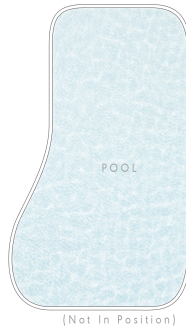
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Property Partners
07 3344 0288



LEGEND

- 1 RESIDENCE
- 2 BALCONY
- 3 PATIO
- 4 POOL



5 Nevers Street **MACGREGOR**

3 | 1 | 2 | 249m²

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.

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

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.