








533 Mains Road, Macgregor

# Renovate, Build, or High-Yield Room Share Conversion (STBA)

Positioned in a premier Macgregor location within walking distance of everyday amenities and transit, this two-storey brick home presents an extraordinary blank canvas packed with potential. Currently stripped back to a shell, the heavy demo work has already been completed, leaving astute investors, builders, and developers with a rare, ready-to-transform project.

Highlights

- Solid two-storey brick and timber home, currently a shell: stripped back, cleared out and waiting on trades
- Pending BA package for a Class 1b rooming house conversion (the classification covering small-scale shared accommodation): 5 bedrooms, 5 ensuites, 4 with their own living rooms, plus a communal kitchen, internal laundry and 5 private wet bars (STBA)
- Three ways to play it: restore the original home, build the new share house package (STBA), or knock down and rebuild (STCA)
- Covered patio looking over a fenced in-ground pool, with lawn and a garden shed beyond
- Around a 3-minute walk to bus stops, with Sunnybank Plaza, Market Square, and Westfield Mt Gravatt each a short drive

Whether you're looking to capitalise on high-density rooming house

5 5 0

**FOR SALE**
$1,078,000

**VIEW**
Sat 7th Nov @ 3:00PM - 3:30PM

**AGENTS**

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returns or build your dream footprint, this property must rocket to the top of your site list! Stripped down to its bare bones inside, all the time-consuming preparation has been done for you.

Inside, the home spans two levels of limitless structural options. Take advantage of the new building plans of Class 1b Rooming House (STBA) to create five private micro-apartments complete with self-contained wet bars and ensuites - ideal for maximising rental yield in a high-demand rental pocket. Alternatively, reimagine the vast living areas, timber floors, and structural framing into a sprawling modern multi-generational family home.

Out back, the undercover patio area provides a great vantage point over the fully fenced yard and in-ground pool, offering an ideal space for future entertaining once restored. The site also features a storage shed and ample off-street parking options.

As for location, it doesn't get more convenient than this central Macgregor hub.

- 3 min walk to bus stops
- 10 min walk to Nissan Arena and QSAC
- 2 min drive to Robertson State School
- 3 min drive to Macgregor State High School
- 3 min drive to Griffith University (Nathan)
- 4 min drive to Market Square
- 5 min drive to Westfield Mt Gravatt
- 5 min drive to Sunnybank Plaza

If you're ready to build, renovate, or pocket exceptional returns, your next big venture begins right here!

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

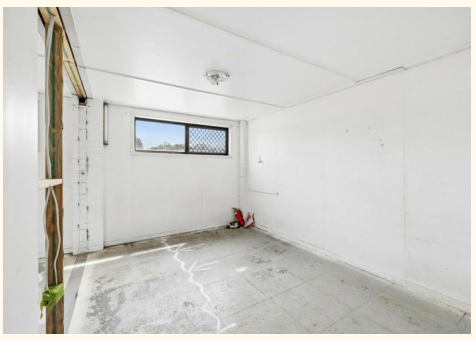
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## MORE DETAILS

| | |
|---|---|
| Property ID | B5A2F4R |
| Property Type | House |
| Land Area | 592 m2 |
| Including | Pool |
| | Built-in-Robes |

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