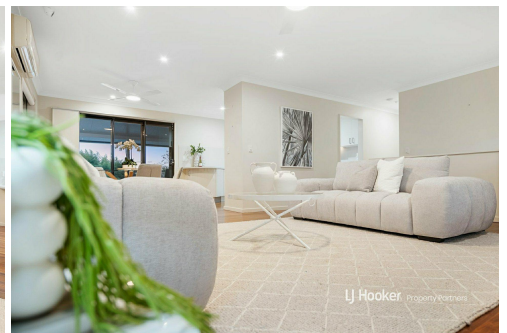
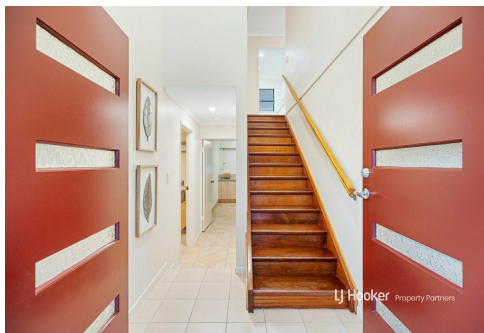




Macgregor, 7 Darlington Street

SOLD BY KATHY LU & LACHLAN SMITH

Lovingly maintained by its current owners who invested in quality modern updates over the years that you now benefit from, this rendered 3-bedroom highset is spacious, secure, and in one of the most coveted spots inside the esteemed Macgregor enclave.

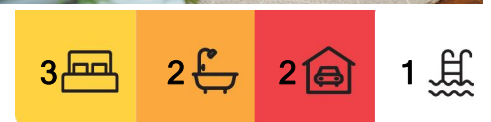
Highlights:

- Walk to Macgregor schools, parks, Market Square, Sunnybank Plaza & buses – everything!
- Timber floored kitchen/living/dining upstairs opening to huge entertaining deck
- Separate carpeted rumpus below, all living areas & bedrooms with fans & A/C units
- Modern kitchen fit out with quality appliances: dishwasher, electric cooker & wall oven
- 8 camera security system, alarm, roller shutters on bedroom and living area windows
- Double garage with storage space, large saltwater pool & raised garden beds

Stepping through the statement double front doors, you quickly see that this is a home with



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/B2BAF4R

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LJ Hooker Property Partners
07 3344 0288

flair and function. Downstairs features a lovely carpeted rumpus opening out to a covered concreted games area and entry to the pool, but the main action is above.

A solid timber staircase leads to the timber floored first floor where the main family hub awaits. Air-conditioned, like all the living areas and bedrooms in the house, this is a welcoming hub that runs front to back with a connected living/dining room beside a modern crisp white kitchen with a sparkling stainless-steel dishwasher, electric oven and wall oven.

The stunning timber deck extending off the dining room is a standout feature. Powered and covered for all-season entertaining in any weather, it can fit a 10-12 seat dining table along with a BBQ and a lounge or two. Plus, it's open balustrade ensures clear views over the huge saltwater pool, child and pet-friendly lawns, a handful of raised veggie beds and a handy shed.

On the accommodation front, the 3 upstairs bedrooms all have fans and A/C, with built-in closet space and use of a generous family bathroom with shower, tub, and a vanity with under basin storage and big mirror. Downstairs, there's a second bathroom with a shower too, and a separate laundry.

This location is one of Macgregor's most well-positioned for buyers with young families. From here it's a 10 min stroll to Macgregor State School and 15 mins to Macgregor State High. A wander down the street will get the kids to the DM Henderson Park with BMX track, off-leash dog area, cricket pitches and all the facilities at nearby Sunnybank Community & Sports Club for the netballers and aspiring rugby players! Sunny Park, Market Square, and city-bound buses running from Sunnybank Plaza are also walkable, or a few minutes drive for the grocery run, while a 5 min drive will have you at Westfield Mt Gravatt.

Make your move on Macgregor in delightful Darlington Street and be poolside by New Year!

Coopden Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 63 647 136 605 / 21 107 068 020

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More About this Property

Property ID	B2BAF4R
Property Type	House
Land Area	804 m ²
Including	Air Conditioning Alarm Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Water Tank Solar Hot Water

Kathy Lu 0448 614 495

Co-Agent to Peter Florentzos | kathylu@ljhpp.com.au

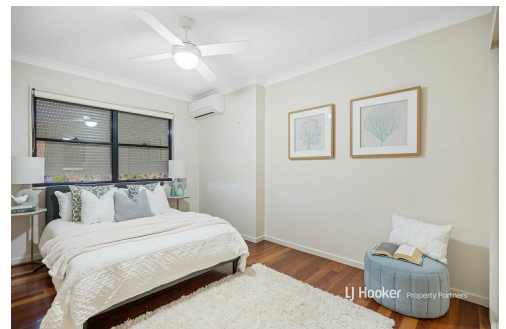
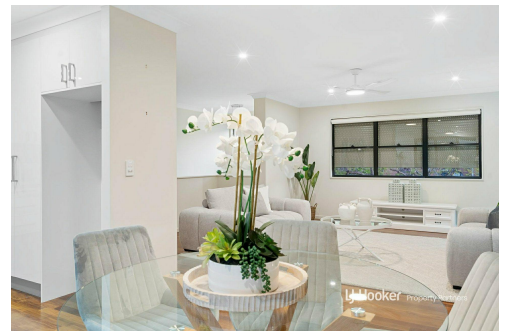
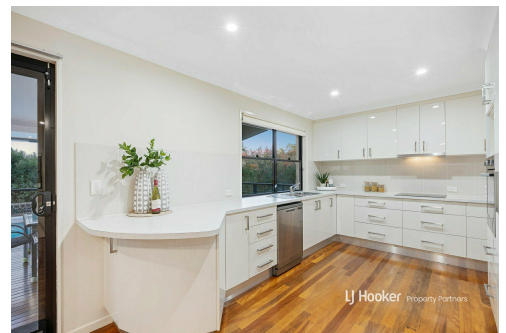
Lachlan Smith 0400 345 395

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7
Darlington Street

MACGREGOR

 804m²

 3 Bed

 2 Bath

 2 Car + Off-Street

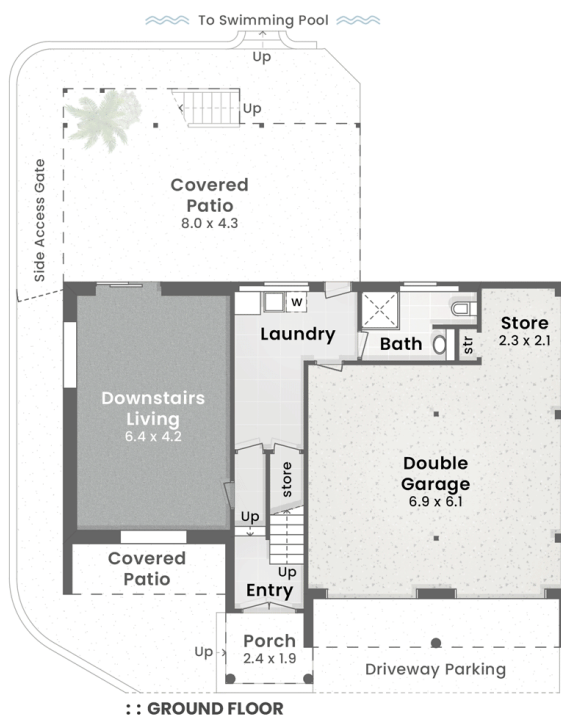
Internal 233m²

Deck, Patio
& Porch 82m²

Total 315m²

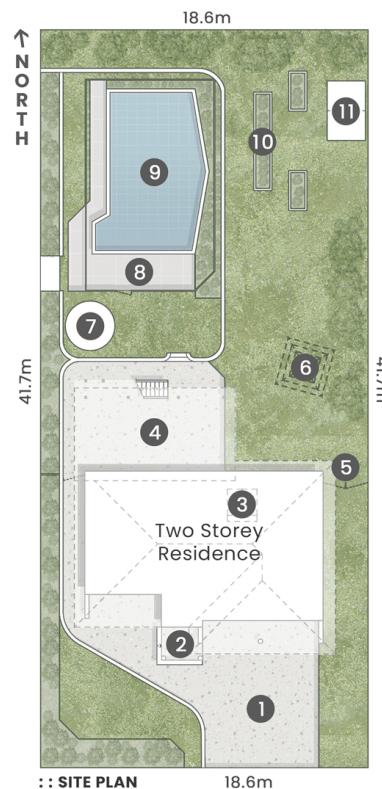
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LEGEND

- 1. Driveway Parking | 2. Entry Porch
- 3. Solar Hot Water | 4. Covered Patio
- 5. Side Access Gate (2.6m Wide)
- 6. Hills Hoist | 7. Water Tank
- 8. Poolside Patio | 9. Swimming Pool
- 10. Veggie Patch | 11. Garden Shed



DARLINGTON STREET