



**Sold**



8 Sheraton Street, Macgregor

## SOLD BY THE FLORENTZOS TEAM

Step into a home that balances classic charm with modern comfort in one of Macgregor's most tightly held, family-friendly pockets. Nestled in a peaceful cul-de-sac on a generous 690m2 block backing onto tranquil parklands, this inviting lowset brick residence is move-in ready or primed as a savvy investment.

### Top 5 Features:

1. Neat brick lowset with fresh updates - a fantastic Macgregor investment.
2. Versatile layout with numerous multi-purpose rooms for extra living & accommodation options.
3. Master suite with dual built-ins and a new ensuite vanity & toilet.
4. Large 690m2 block with courtyard, double carport, solar panels, shed and 2 water tanks.
5. Quiet cul-de-sac near buses, schools, Westfield Garden City & local parks.

Retaining its retro charm with iconic amber windows and timeless brickwork, this 1980s classic blends original warmth with fresh modern updates - offering the perfect canvas for family living or future growth.

3 2 2

**FOR SALE**  
Please Call

### AGENTS

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Peter Florentzos  
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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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.



Beyond its charming verandah and classic pillars, you'll discover bright, welcoming interiors freshly painted and filled with natural light. Original arched doorways lend character and flow between the generous lounge, dining and family zones, while a flexible lounge room or study adds extra appeal for families seeking space, or those working from home.

At the heart of the home, the inviting kitchen brings a touch of country-cottage warmth with glass-fronted cabinetry and ample bench space - perfect for everyday meals or gathering with friends.

Each of the three bedrooms includes built-in robes, with the master suite offering the convenience of a freshly updated ensuite (new dual vanity and toilet) and double wardrobes. A family-friendly main bathroom with separate bath and shower completes the practical layout. There is also a multi-purpose room, which can be used as a guest room or rumpus.

Step outside to your private courtyard framed by mature gardens and level lawns -- a peaceful haven for entertaining, gardening, or watching kids and pets play. Two water tanks and a handy garden shed keep life easy, while the double carport offers secure off-street parking. There's plenty of space to add your own personal touches - think a sunny pergola, or a thriving veggie patch to elevate the backyard into your own personalised private retreat.

Thoughtful extras like air conditioning, 16 rooftop solar panels and durable full-brick construction make this home a smart choice for comfort and value.

In this peaceful cul-de-sac backing onto tranquil Springfield Street Park, you'll enjoy everyday convenience at your doorstep:

- Walk to the bus stop for Garden City & Griffith Uni
- Walk to Macgregor State High, Westfield Mt Gravatt & DM Henderson Park
- Quick drive to Market Square, Sunnybank Plaza & Upper Mount Gravatt State School
- Surrounded by parks, playgrounds and local amenities

Buying here means securing a timeless home and an unbeatable lifestyle surrounded by everyday convenience. Don't miss your chance to secure a classic Macgregor gem that's ready to enjoy now, with endless potential for the future. Contact Kathy Lu and Peter Florentzos 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 B37UF4R  
Property Type House  
Land Area 690 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Courtyard  
Built-in-Robes  
Water Tank

### **Kathy Lu 0448 614 495**

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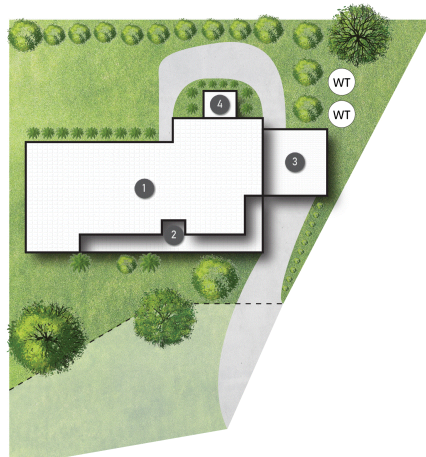
### **Peter Florentzos 0414 311 526**

Partner and Agent/Independent Contractor |  
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### **LJ Hooker Property Partners 07 3344 0288**

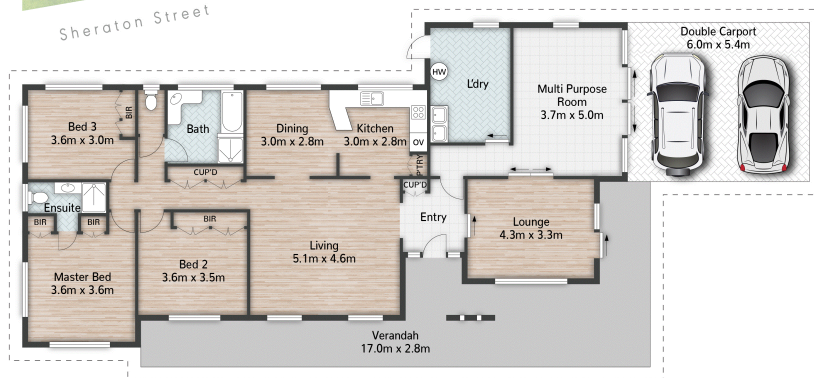
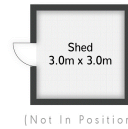
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### LEGEND

- 1 RESIDENCE
- 2 VERANDAH
- 3 CARPORT
- 4 SHED



8 Sheraton Street **MACGREGOR**

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 2 | 
 2 | 
 234m<sup>2</sup> | 
 690m<sup>2</sup>

**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.

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