



9 Springfield Street, Macgregor

SOLD BY THE FLORENTZOS TEAM

On a prize corner block at the entry to a private cul-de-sac, a stone's throw from MacGregor State High and easy walking to Westfield Mt Gravatt, city-bound buses, and lovely big parks, this bright and airy brick highset is a total surprise package, combining a 3-bed main residence upstairs with self-contained living quarters below.




Highlights:

- Up: solid timber floors through combined living/dining/kitchen + 3 beds, 2 with BIRs
- Crisp white kitchen with all-electric modern appliances & stacks of storage
- Glass sliders extend lounge onto a covered deck, original tiled bathroom has shower & tub
- Down: kitchenette, living area + separate MPR, full bathroom at rear of the double garage
- Off-street parks out front + double gate side access to store camper/trailer/boat in backyard

If you move-in as is, you can quickly take advantage if needed of this property's valuable scope for multi-generational living.

Likely, you'll secure the timber-floored upper level for yourself -

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.

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FOR SALE

Please Call

AGENTS

Kathy Lu
0448 614 495
kathylu@ljhpp.com.au

Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

 LJ Hooker

enjoying its 3 bedrooms, a big bathroom (albeit all-original in d´cor), the stylish contemporary kitchen brimming with all-electric modern appliances, and a fan-cooled open-plan living/dining hub that extends onto a timber-decked covered balcony.

Below, tiles keep things cool underfoot through a timber-lined multi-purpose room, second living area, basic kitchenette, and the full bathroom that sits at the back of the double garage.

As a rental, this place would be snapped up in seconds in today's market - and for a solid return too. The flat, grassy backyard is a perfect play space for kids and pets, or use the land to safely house vehicles, a trailer or leisure craft off-street.

From this address, schools, parks, and public transport to get to Griffith Uni/town and the southside's original shopping mecca - Westfield Mt Gravatt - can all be reached with a leisurely stroll. By car, it's mere minutes to jump on a Motorway to hit the city, airport or coast, to dine out at Market Square, or drop the kids at Upper Mt Gravatt State School.

There are options galore on the table here, so inspect soon to work out your next move.

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AEAF Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 50 133 677 319 / 21 107 068 020

MORE DETAILS

Property ID	B3J4F4R
Property Type	House
Land Area	556 m ²
Including	Toilets (2) Balcony Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

Kathy Lu 0448 614 495

Sales Associate to Peter Florentzos | kathylu@ljhpp.com.au

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor |
peterflorentzos@ljhpp.com.au

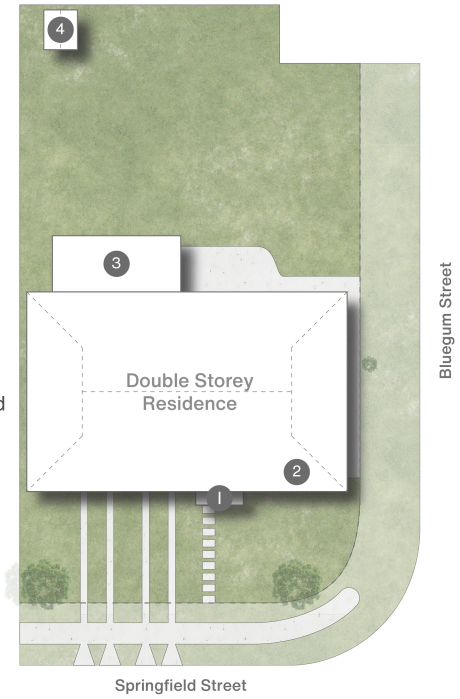
LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Porch
- 2 Covered
- 3 Patio
- 4 Shed



9 Springfield Street **MACGREGOR**

3 | 2 | 2 | 235m² | 556m²



DISCLAIMER
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.