



Wilston, 1/40 Macgregor Street

Charming Entry-Level Home in a Prime Location !!

Fall in love with this charming, spacious 3-bedroom, 3-bathroom home with internal stairs leading to laundry, MPR, lockup garage plus a huge concreted storage area under. Nestled on a private easy-care block, it's ideally located just a short stroll from the vibrant Wilston Village. Perfect for first-home buyers or anyone seeking a relaxed lifestyle, this gem is situated at the front of a boutique complex of only four, with direct street access.

- Large open plan living with separate dining and sunroom
- Renovated kitchen with stonetops, freestanding gas stove and dishwasher
- Updated bathrooms
- Spacious main bedrooms with built-ins and ensuite
- Plantation shutters and curtains
- Beautiful timber floors and
- Split system airconditioning in living and main bedroom plus ceiling fans
- Internal stairs down to laundry, MPR and 3rd bathroom



For Sale
OFFERS

View
ljhooker.com.au/1CFZF4N

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- Huge secure fully concreted storage area under of approximately 75m2.
- Lockup remote garage
- Currently rented at \$850 per week
- Body Corporate \$4506.64 including insurance and \$60,800.37 in sinking fund as of 31/07/24
- A minute walk to numerous restaurants, cafes, bars, boutique shops and train
- Wilston State School and Kelvin Grove State College catchments
- Only 5 min drive to the Royal Brisbane and Womens Hospital.

Positioned in a prime location, this home is just 250 meters from Wilston Village, known for its charming tree-lined streets, boutique shops, and an array of cafes and restaurants serving diverse cuisines. It's a perfect spot for food enthusiasts, offering plenty of outdoor seating and a relaxed, friendly atmosphere.

Only a few kilometers from Brisbane's CBD, Wilston is perfect for city workers who prefer a quieter suburban lifestyle. The area is well-served by public transport, with bus stops and a train station just minutes away. It also offers convenient access to major arterial roads and easy access to the Brisbane CBD. You'll also find nearby bike paths, jogging trails, sporting facilities, and the Newmarket Pool for recreation.

Families will appreciate being within the sought-after catchment areas of Wilston State School and Kelvin Grove State College, and just 600 meters from St Columba's Primary School. MacGregor Street is conveniently located near Newmarket Village, which features a Coles, cinemas, and the Windsor Homezone Centre, providing everything you need for shopping and entertainment.

More About this Property

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|---------------|--|
| Property ID | 1CFZF4N |
| Property Type | House |
| House Size | 188 m² |
| Land Area | 290 m² |
| Including | Ensuite Air Conditioning Toilets (3) Balcony Dishwasher Built-in-Robes Fully Fenced Remote Garage |

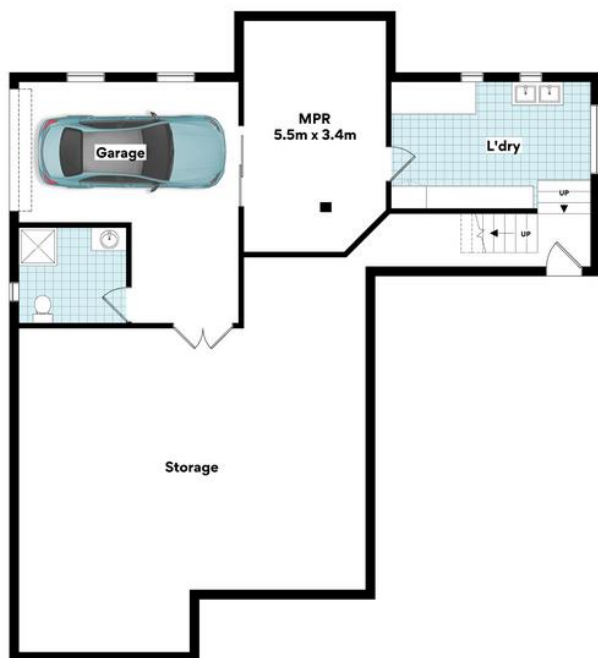
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LOWER LEVEL



UPPER LEVEL



1/40 MacGregor St, Wilston

FLOOR AREA SIZES

Internal 188m² | External 7m² | Garage 26m² | Storage 76m² | **TOTAL 297m²**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au