

15 Le Grand Street, MacGregor, Qld 4109

House For Sale

Thursday, 29 February 2024



15 Le Grand Street, MacGregor, Qld 4109

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 728 m2

Type: House



John Karalis
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AUCTION

ONSITE AUCTION on Saturday 23rd March @ 9:30am (IF NOT SOLD PRIOR) It's big and spacious, just like its street name suggests; this large-scale, versatile family property presents a rare opening for savvy buyers to secure a superb high-growth investment where true value can be added immediately or over time. Located close to Westfield Garden City, Market Square and Griffith University, it's placed in one of the most convenient and desired positions. An ideal choice for multi-generational families or astute investors, it is within easy access to the Pacific Motorway and under 12km from Brisbane's CBD making it perfect for attracting professionals, students, or families looking to rent in the area! Location highlights include:- Walk to Griffith University- Walk to city bus stop- 250m to QSAC- 1.7km to Westfield Garden City- 1.7km to Macgregor State High- 1.8km to Robertson State School- 1.8km to Market Square Well presented, this brick two-level home occupies a large 728sqm block with a easy front yard to maintain and plenty of room to expand out the back. It has an elevated outdoor deck area that flows to a large, fenced garden. STCA, a granny flat could be added providing either an income stream and capital growth down the line or a much-needed solution for your changing family dynamic. A tidy and shaded porch offers a private entrance via double-doors that takes you into a large foyer and connects to a cool and comfortable downstairs zone which includes a massive multi purpose room / living area - the perfect kids retreat, studio set up or extra lounge, it includes a built-in shelf and direct garden access to the paved patio. A handy WC on this level, plus the laundry and storage room. Head upstairs to the neatly designed main level where you'll find generous open-plan lounge and dining space with air conditioning, fans and curtains. With solid bones, the home can be refreshed easily and given a new lease of life. The simple kitchen has a practical design that includes quality cabinetry providing good storage and working appliances. Overall, this area could be modernised with paint, new flooring and by upgrading the kitchen to enhance the living enjoyment. There are three bedrooms on the upper level which all feature built-in robes for storage and ceiling fans for summer comfort. Windows have added security bars and there are security screens throughout. A shared bathroom is a good size with separate WC and is where a renovation would see added value. Other features include:- Air conditioning- Internal laundry- Wide driveway and side access- Back deck & front porch- Water tank - Tandem lock up garage Whether you're seeking a rental property that is guaranteed to return a handsome yield or are seeking a solid home in a great location to live in, this house has endless potential and is a must for an inspection and consideration by any serious buyer. For all enquiries please contact John Karalis on 0421 242 587 or Angelo Karalis on 0421 242 645.