

**21 Nevern Street, MacGregor, Qld 4109**



**Sold House**

Thursday, 1 February 2024

21 Nevern Street, MacGregor, Qld 4109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Glo Real Estate  
0411044095

## Contact agent

CALL HUGH ON 0411044095 Introducing 21 NEVERN STREET, MACGREGOR - A Premier Opportunity! For the first time ever, this exceptional property is available on the market! Nestled on a prime 546m<sup>2</sup> block, this solid brick home, though in its original condition, has been well-maintained and is a rare find. Situated in a highly desirable location within walking distance of Westfield Garden City Shopping Centre, parks, bus stops, and Macgregor State High School, this residence offers unparalleled convenience. The lower level welcomes you with double entry doors, a built-in bar, and a games/rumpus room that could easily serve as an ideal home office. Additionally, there's a study room, utility room, a full bathroom, and a laundry, along with a double lock-up garage. Ascending the internal timber staircase to the upper level, you'll discover a light-filled living area with access to a covered front balcony. The oversized kitchen boasts ample storage and bench space, seamlessly transitioning to the dining zone and a sunroom at the back of the home, overlooking the swimming pool. Three generously sized bedrooms, all featuring walk-in wardrobes, are serviced by a bright and airy family bathroom with a separate bath, shower, and toilet. Well-maintained carpets protect the hidden hardwood timber floors, complemented by ceiling fans and two air conditioning units for comfort throughout the seasons. The backyard offers expansive space for children to play, along with a saltwater pool and a 4000L water tank to keep the garden lush and green. While there is work to be done, this property presents an incredible opportunity for the right buyer to create something truly special.

**Key Features:**

- \* High-set brick home on a 546m<sup>2</sup> block
- \* 3 bedrooms with walk-in wardrobes
- \* Two additional rooms downstairs with a separate bath and laundry
- \* 2 bathrooms upstairs and downstairs
- \* Two spacious living areas
- \* Front balcony with beautiful views
- \* Kitchen with formal dining upstairs
- \* Double lock-up garage
- \* Air conditioning in living areas and the main bedroom
- \* Solar panels for enhanced energy efficiency
- \* 4,000 L water tank
- \* Swimming pool with a safe fenced enclosure

**Location Highlights:**

- \* Easy access to Motorways (M1, M3)
- \* Walking distance to Macgregor State High School, Westfield Garden City Shopping Centre, parks, and bus stops
- \* Quick drive to Sunnybank Plaza and Market Square
- \* 4.2km to QE II Hospital
- \* 4km to Griffith University
- \* 13km to Brisbane CBD

Investors and families, seize this one-time opportunity to purchase a property in an unbeatable location. Call Hugh to arrange your viewing today!

**Note:** Information provided in marketing materials, websites, or other portals should be verified independently, and you should seek your own advice regarding the property.