

**4 Nevern Street, MacGregor, Qld 4109**



**House For Sale**

Wednesday, 10 April 2024

4 Nevern Street, MacGregor, Qld 4109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 567 m2**

**Type: House**



Harry Bennett  
0447002667



Scott Darwon  
0401151090

## Auction

Ideal entry level house buying, HAS TO BE SOLD Sitting on a 567m<sup>2</sup> lot boasting a generous 21M frontage, 4 Nevern Street, Macgregor is the perfect canvas to create your dream family home or quality investment opportunity. This solid brick home has a generous layout across two levels that offers functionality with immense potential waiting to be unlocked. An ideal family home ready for renovation, this is the first time this property has been available to the open market so do not miss out on this terrific opportunity. Ready to move in and functional, the home benefits from three generously proportioned bedrooms and a central main bathroom with a separate toilet. The modern kitchen with ample cabinetry flows out to a spacious living and dining area suitable for all family needs. The downstairs offers a blank canvas to transform the expansive space into a genuine second living zone that flows out to the backyard. This flat and level block is the perfect opportunity for owner occupiers and savvy investors alike to secure a premium allotment in this highly sought after location. Positioned within the sought-after Macgregor State High School Mount Gravatt Primary School catchment and merely minutes away from the cafes, restaurants and thriving lifestyle precinct that both Garden City Shopping Centre and Sunnybank Plaza has to offer, there is truly nothing you will want for. With nearby access to the M1 & M3 and only walking distance away from city bound buses from Upper Mount Gravatt Station, there is a variety of convenient transportation options. Surrounded by bushland and with a selection of local parks and bicycle/walking tracks you will not have to travel for any of your lifestyle needs. This amazing home is perfect for a growing family and features:

- 3 Secure car spaces with ample storage options
- Lounge and dining area with plentiful natural light and a ceiling fan
- 3 well proportioned bedrooms with ceiling fans
- Covered front deck extending from the dining room with leafy outlook
- Modern kitchen with with spacious cabinetry
- Ready to be lived in or renovate to modern family needs
- Endless potential for families and investors alike to transform their dream home
- Convenient access to the M1 and M3 Motorways
- Close to a variety of public transportation options
- 7.8kw Solar System with a Growatt 6kw inverter

In the Macgregor State High School and Upper Mount Gravatt Primary School catchments Offered with vacant possession, move in now and work towards creating your long-term dream home or investment. This home is ready for you to take it to the next level. This one won't last long, get in quick! Contact marketing agents Harry Bennett on 0447 002 667 or Scott Darwon on 0401 151 090 for further information or inspection details.