

# 40 Turnmill Street, MacGregor, Qld 4109

## Sold House

Thursday, 4 April 2024

40 Turnmill Street, MacGregor, Qld 4109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 546 m2**

**Type: House**



Ross Bischoff  
0412880844



Emma De Marco  
0412151654

**\$1,166,000**

This original 4-bedroom, 2-bathroom home, situated on a generous 546sqm lot, is presented to the market for the very first time. It boasts an ideal layout for the entire family and is perfect for renovation. Upstairs, you'll discover a warm and inviting lounge area with a ceiling fan and air conditioning, a front covered balcony, separate dining area, and a kitchen with ample cabinetry. The property features three bedrooms, main bedroom has built-in robes, ceiling fans, and access to the main bathroom, the second bedroom has ceiling fans and built-in robes, and the third bedroom has a ceiling fan. These are serviced by the main bathroom with a bath, shower, and separate toilet for added convenience. Additionally, are linen closets placed throughout the home to provide extra storage space. Downstairs is perfect for multigenerational family living, offering a spacious rumpus room with a dry bar, a bedroom, and an ample extra bathroom. The laundry room features built-in robes, providing plenty of space for extra storage, with additional understairs storage for added convenience. The property is complete with two auto carports. The landscaped front yard is adorned with established gardens and seamlessly merges with the surroundings, offering abundant greenery and a tranquil atmosphere right at your doorstep. The corner position of this property offers privacy and a sense of space. The fully fenced backyard is paved for low maintenance. Location-wise, this property is truly exceptional, enjoying proximity to shops, transportation, and esteemed schools. Conveniently situated only a few minutes' drive to well-known shopping centres such as Garden City Shopping Centre, Eight Mile Plains Shopping Centre, Sunnybank Plaza, and Market Square, you'll have an array of shopping, dining, and entertainment options at your fingertips. Transportation is easily resolved with simple access to the M1 & M3 Highway, and it's within walking distance to city-bound buses and Upper Mount Gravatt Station. Only a 20-minute drive to Brisbane CBD. For exercise and leisure, this property is less than a 5-minute walk to Whipbird Park and Freesia Street Park for nature walks and a bike track to the city. It's also less than a 10-minute drive to QE II Hospital and Griffith University, and it falls within the catchment area for MacGregor State High School and Upper Mount Gravatt State School.

At a glance:

- 4 Bed - 2 Bath - 2 Car - 546m<sup>2</sup>
- Endless potential for a family, or renovator to make their mark in an unbeatable location.
- Lounge area with a ceiling fan and air conditioning.
- Front covered balcony.
- Separate dining area.
- Kitchen with ample cabinetry.
- Main bathroom has a bath, shower, and separate toilet for added convenience.
- Linen closets placed throughout the home to provide extra storage space.
- Downstairs is perfect for multigenerational family living, offering a spacious rumpus room, a bedroom, and a spacious bathroom.
- Laundry room features built-in robes, providing plenty of space for extra storage.
- Understairs storage for added convenience.
- Landscaped front yard, adorned with established gardens.
- Fully fenced backyard, paved for low maintenance.
- Double automatic garage.
- Conveniently situated only a few minutes' drive to well-known shopping centres such as Garden City Shopping Centre, Eight Mile Plains Shopping Centre, Sunnybank Plaza, and Market Square.
- Easy access to the M1 & M3 Highway, and it's within walking distance to city-bound buses and Upper Mount Gravatt Station. Only a 20-minute drive to Brisbane CBD.
- 5-minute walk to Whipbird Park, Freesia Street Park, and a bike track to the city.
- Less than a 10-minute drive to QE II Hospital and Griffith University.
- Catchment area for MacGregor State High School and Upper Mount Gravatt State School.

Disclaimer: While we have taken every effort to ensure the accuracy of the information provided in this advertisement, we do not accept any responsibility or liability for errors, omissions, inaccuracies, or misstatements contained herein. Prospective purchasers are encouraged to conduct their own inquiries to verify the information presented in this advertisement.