

**418 Mains road, MacGregor, Qld 4109**



**House For Sale**

Monday, 15 April 2024

418 Mains road, MacGregor, Qld 4109

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 766 m2**

**Type: House**



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## Auction

Situated within walking distance of the coveted Sunny Park Shopping Centre, Sunnybank Plaza, Carnaby Centre, Market Square and an array of local schools including Macgregor State School and transportation facilities, 418 Mains Road, Macgregor is one not to be missed. Offering maximum exposure on Mains Road, Macgregor - This spacious low-set 6 bedroom 3 bathroom home is situated on a generous 766sqm potentially allowing for mixed use purposes boasting a multitude of potential business or development ventures. Showcasing excellent street frontage for business signage opportunities combined with plenty of off street parking ample for 6 or more cars that can be reconfigured to suit your needs. Not to mention an excellent 22 metres of frontage allowing for subdivision opportunities. This property was established initially as a home business & residential abode. Currently the owners have renovated the place allowing for 6 bedrooms and 3 bathrooms with room for more bedrooms, ample for rooming accommodation (STCA) or for large families looking to buy into the locale. The property is currently divided into 2 different sections facilitated by separate entry points on the North and Western points of the property.

**West Section - 3 Bedrooms 3 Bathrooms** Upon entry in the West, you will be greeted with a huge multi-purpose room accompanied by an ample storage room and bathroom perfect for a business office, teaching room or even extra living space for those looking to occupy the property themselves. Retreating to the upper section of this space, you will be delighted to find 2 ample sized bedrooms with a shared bathroom and laundry accompanied by a master bedroom with an ensuite.

**North Section - 2 Bedrooms + 1 Master Bedroom / Office** Upon entry to the Northern section of the property, you will be delighted to see another big living space currently used as a board room with potential to change it into an ensuite or 2 extra bedrooms. There's endless possibilities with this amount of space allowing for you to renovate to your heart's desire. For the avid investors and owner occupiers, there are 2 additional bedrooms with ample space to suit everyone's needs. The whole property has been renovated with fresh floors and paint for the lucky new owners of this property.

**Location highlights include:** - Sunnybank Private Hospital- Array of amenities & restaurants at the Mains Rd & McCullough St Intersection- City Express Buses & Macgregor Bus Interchange- Local Parklands- Westfield Garden City- Kessels Road Shopping Precinct- QEII Hospital- Griffith University Nathan Campus- Direct M3 Pacific Motorway Access. Due to the high traffic volume & exposure on this road, this property is perfect for those looking to advertise and establish home businesses, professional offices (STCA), developers looking to subdivide and those looking to move into a property straight away! The possibilities are endless, offering flawless balance of scale and convenience and will not last long. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today.\* This property is being sold by Auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality only.\* All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.