

**5/26 Macgroarty Street, Coopers Plains, Qld 4108**



**Townhouse For Sale**

Tuesday, 11 June 2024

5/26 Macgroarty Street, Coopers Plains, Qld 4108

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 143 m2**

**Type: Townhouse**



Gary Liu

0450996993

## Auction

Modern two-storey townhome with tranquil outdoor spaces. Just a short stroll to local state schools and traffic-free train trips to the city and coast, and about 5 minutes' drive to Sunnybank Central, QEII Hospital and Griffith Uni's Nathan Campus, this beautifully presented property with a welcoming picket-fence entry that hints at the alfresco spaces to come, is a gem of a find in Brisbane's sought-after south. Highlights:- Driveway access off Macgroarty St into a secure single carport + pedestrian gate entry- Pedestrian/guest entry gate off Comer St into the leafy front courtyard- A second private covered patio and garden out back + a terrace off one of upstairs beds- Combined kitchen/living/dining + powder room & laundry on tiled ground floor- 2 ensuited bedrooms above + a bonus study nook on the landing overlooking the staircase. A fabulous floorplan that splits the living and sleeping quarters nearly over its two light-filled levels - and rewards both bedrooms with their private ensuites - makes this townhouse one of the best you'll find. Downstairs first, and durably coloured, large format floor tiles span the bright and breezy open-plan, fan-cooled living zone that runs between two sun-kissed courtyards. Sliding doors to these alfresco areas and a 5.2m void over the adjacent stairwell, heighten the sense of space down here and let in fresh air and gorgeous natural light. As winter hits, lock yourself in and crank up the A/C for personalised comfort. Situated at the Macgroarty St end where it enjoys idyllic northern light through the double-height void over the courtyard beside it, the designer-style kitchen offers parallel stone-topped benches housing a gas cooker, dishwasher, microwave nook, and all the storage you could wish for. Servicing the lower level is a spacious powder room that sits beside a compact, all-you-need laundry. Plush carpet runs through the air-conditioned accommodations above as well as the landing where you'll find the built-in, ready-to-work study/office nook. At one end is the master bedroom, which has a walk-through robe into an ensuite with a shower. At the other, overlooking leafy Comer St from its private terrace, is the second bedroom, which has an entire wall of sliding door robes and an ensuite with shower-over-bath combo. Both bathrooms sport contrasting tiling across floors and walls, and generous floating vanity units with integrated basins, drawer storage, and big mirrors. Finally, there's a lot more storage on offer here than you often see - with a double-door linen press upstairs to stow bedding and towels, plus a spacious storeroom under the stairwell for large items like luggage or leisure gear. The location is the final factor to get you over the line here! On foot, it's only 8 minutes to Banoon train station and a dash further to Sunnybank State School. 5 behind the wheel will get you to Sunnybank State High as well as the southside trifecta of Sunnybank Plaza, Market Square, and Sunny Park Shopping Centre! Treat yourself to a townhouse that takes easy-care living to a whole new level! 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. The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 60 625 175 849 / 21 107 068 020