

486 Mains Road, Macgregor, QLD, 4109



House For Sale

Tuesday, 3 September 2024

486 Mains Road, Macgregor, QLD, 4109

Bedrooms: 7

Bathrooms: 3

Parkings: 7

Type: House

Highly Exposure Location - Elusive Business And Multiple Living Opportunity!

ON SITE AUCTION

SATURDAY 28 SEPTEMBER 2024 @ 2:00 PM

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, 486 Mains Road, Macgregor is one not to be missed.

Offering maximum exposure on Mains Road, Macgregor - This spacious low-set 7 bedroom 3 bathroom home is situated on a generous 674sqm block, 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 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 7 bedrooms and 3 bathrooms 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.

- NORTH SECTION -

Upon entry to the Northern section of the property, you will be delighted to see a large living space currently used as a board room. There's endless possibilities with this amount of space allowing for you to renovate to your heart's desire. The kitchen is a chef's delight, featuring extensive stone countertops, abundant cabinetry, and a fully equipped ceramic cooktop. For the avid investors and owner occupiers, there are 5 additional bedrooms with ample space to suit everyone's needs. Master bedroom is boasted with a built-in wardrobe and ensuite. The remaining bedrooms share a centrally located powder room and a bathroom designed with an ensuite-style layout.

You'll Love:

- * Quality Floor Boards | Extra High Ceiling
- * Central Kitchen | Ceramic Cooking | Large Bench Top
- * Separate Living & Dining | Study Room / Office Room
- * Three Spacious Bedrooms | Built-In Wardrobe
- * Master Bedroom | Ensuite | Split System Air-Conditioned
- * Centralised Family Bathroom | Internal Laundry

- WEST SECTION -

Upon entry in the West, you will be greeted with a spacious lounge 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 a spacious laundry which can easily fit in a kitchenette.

You'll Love:

- * Quality Floor boards | Separate Entrance | Outdoor Patio Entertainment
- * Rumpus Room | Spacious Laundry | Potential Kitchenette
- * Two Spacious Bedrooms
- * Centralised Family Bathroom

Location highlights include:

- Sunnybank Private Hospital | QEII Hospital
- Array of amenities & restaurants at the Mains Rd & McCullough St Intersection
- City Express Buses & Macgregor Bus Interchange
- Local Parklands
- Westfield Garden City | Sunnybank Plaza | Market Square
- Kessels Road Shopping Precinct
- Griffith University Nathan Campus
- Direct M3 Pacific Motorway Access.
- Macgregor State School | Sunnybank State High School | St Thomas Moore College

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".

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