

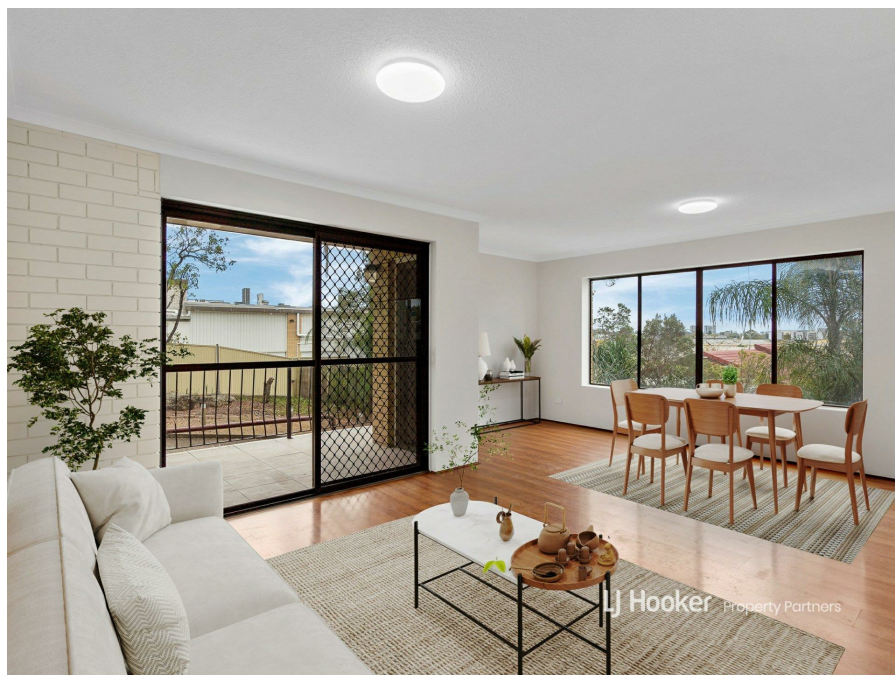


2/22 Avocado St, Macgregor, QLD 4109

Sold - 16/10/2023

Apartment 3  1  1 



SOLD BY JACKSON CHOW & DEBBIE CHOW

A must-view for entry-level buyers and investors (Great rental appraisal at \$525/week), this ground level apartment is gleaming after a recent makeover that rewarded it with a new coat of paint throughout its entire, light-filled interior - complete with white-washed exposed brickwork.

Highlights:

- Part of a small, mid-level brick complex surrounded by lawns and mature gardens
- Freshly updated, vacant and move-in or rent-out ready
- Walk to city-Xpress buses along Mains Rd or 6 min drive onto the M3 onramp into town
- 5-minute walk to Nissan Arena, 5-minute drive to Griffith Uni Nathan Campus
- Inside the MacGregor State School and MacGregor State High catchments

What you get here is quick to discover because this unit is empty, freshly updated and eagerly awaiting its next occupants - be they owner-occupiers or tenants of an astute investor.

The complex itself is positioned just far enough back from Mains and Kessels Roads to ensure traffic noise is no issue, but close enough to reach bus stops along either thoroughfare or to zip into or anywhere around Brisbane in a jiffy by car from your single garage.

This unit sits on the garage level of this complex which equates to a no-stair entry and exit - in fact, the front door sits at the end of a lovely little balcony-style patio where you can watch the comings and goings along this leafy tree-lined street.

The front door opens directly into an expansive, open-plan lounge and meals area flowing into the kitchen. Security screens on the front door and the glass sliders from the lounge onto the balcony, provide peace of mind for evenings when you wish to keep doors open for cooling breezes.

Natural light bathes this big, combined living and dining space thanks to expansive window banks looking through tall treetops over the neighbourhood. A sea of white cabinetry contrasts nicely in the kitchen against darker-hued bench tops and next door, in its own nook, is the laundry. White is also the colour of choice on the combined ceramic electric cooktop/oven and its overhead rangehood. Should you choose to add one, there is space for a dishwasher.

Listed By

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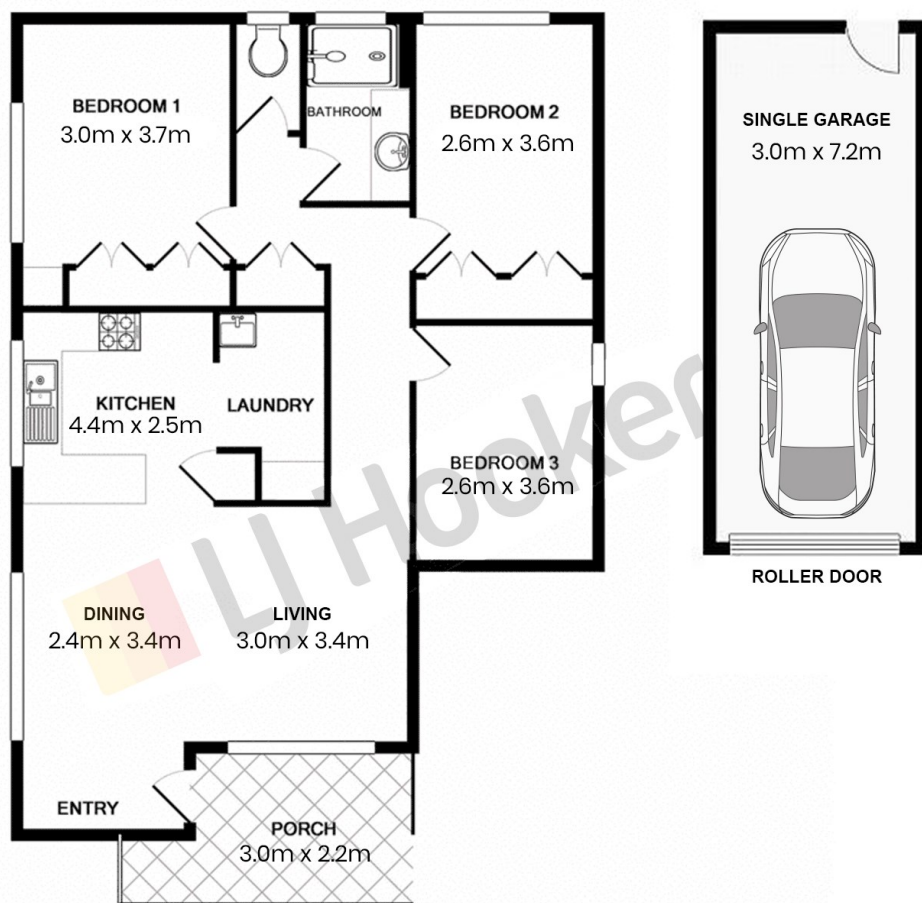
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Open for Inspection

By Appointment.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given