

# 118 McGinn Road, Ferny Grove, Qld 4055

## House For Sale

Tuesday, 7 January 2025



118 McGinn Road, Ferny Grove, Qld 4055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 893 m2**

**Type: House**



Cara Bergmann  
0731327881

## For Sale Now

Welcome to 118 McGinn Road, a renovated low-set sanctuary that combines modern luxury with serene, family-friendly living. Perfectly positioned on a flat and spacious 893m<sup>2</sup> block in the heart of Ferny Grove, this remarkable property offers an unbeatable combination of space, style and convenience. Thoughtfully designed with family living in mind, this home boasts expansive interiors, multiple alfresco areas and a sparkling inground pool, all set against the tranquil backdrop of a picturesque nature reserve. From the moment you step inside, you'll be captivated by the seamless flow of the home, wide hallways and natural light filled spaces. Whether you're hosting large gatherings, enjoying quiet family evenings, or simply relaxing by the pool, this property is perfectly equipped for every lifestyle. With a prime location close to top schools, shopping, public transport and recreational facilities, 118 McGinn Road offers the ideal opportunity to enjoy modern living in a peaceful and private setting.

**Property Highlights:**

- The kitchen and living area flow seamlessly to the grand outdoor entertainment space, perfect for indoor/outdoor living. The living area includes two large storage cupboards.
- The kitchen is designed for functionality, the kitchen offers ample bench space, a breakfast bar, a walk-in pantry, Smeg gas cooktop and oven, a stainless steel rangehood, a dishwasher and space for a double fridge.
- A separate formal living and dining area features French doors opening to a front porch and grassed area. The living room is fitted with new carpets, while the dining room has laminate flooring and a stylish pendant light.
- The master suite is located at the front of the home, the generously sized master bedroom features new carpets, a walk-in robe and a ceiling fan light. The brand-new ensuite boasts floor-to-ceiling tiles, a walk-in shower, double vanity and an LED-lit rectangular mirror.
- Bedrooms two, three and four are generously proportioned with new carpets, ceiling fan lights and built-in robes. Bedrooms three and four offer leafy views of the surrounding greenery.
- The main family bathroom includes a bathtub, shower and vanity, with a separate powder room and toilet for added convenience.
- The large covered alfresco area is ideal for hosting gatherings or enjoying peaceful evenings. It features tiled flooring, ceiling fans and views of the inground pool and bushland reserve.
- Enjoy the private, tree lined setting of the pool, perfect for family fun or relaxing weekends.

**Additional Features:**

- New hot water system
- Fully repainted interior
- Landscaped, low-maintenance yard with grassed areas for kids or pets
- Double carport with automatic doors leading to a double automatic garage
- Space for a trailer, jet ski, or additional storage
- Security gate with intercom
- Fully fenced front and back yards
- Hardwired alarm system and external security cameras
- Garden shed and 2 water tanks with pump
- Ducted split air-conditioning system
- Crimsafe and security screens throughout
- NBN connection

Framed by nature and wildlife, this home is perfect for families, retirees, or first-home buyers seeking a peaceful environment with every convenience nearby. Designed with family living in mind, this residence offers an exceptional lifestyle opportunity in a prime location.

**Approximate Distances:**

- Schools: Ferny Grove State High School (950m), Ferny Grove State School (800m), St. Andrew's Catholic School (1.2km)
- Shops: Ferny Grove Shopping Village (800m, includes Coles)
- Transport: Ferny Grove Station (1.7km)
- Recreation: McGinn Road Park (800m), Ferny Grove Dog Park (1.6km), Samford Conservation Park (3.5km)
- Other Amenities: Ferny Grove Markets (1.6km), TAFE Queensland Grovely Campus (5.9km), Brisbane CBD (12km), Brisbane Airport (12km)

**\*\*\* Building and Pest Report Available to Interested Buyers**

**Approximate Fees:**

- Water \$565 Per Quarter
- Electricity \$509 Per Quarter
- Rates \$523.35 Per Quarter
- Rent appraisal \$780 - \$840 per week.

Don't miss out on this fantastic opportunity to own a beautiful family home in Ferny Grove! Contact us today to arrange a viewing. Cara Bergmann Properties provides expert property management services tailored to your needs. Whether you're thinking of renting out your property, exploring new investment opportunities our dedicated Property Management team is here to help. Contact us today at 0427 752 032.\*\*\*All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.