

102 Shoreview Boulevard, Griffin, Qld 4503



Sold House

Friday, 25 August 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 305 m2

Type: House

\$860,000

Welcome to 102 Shoreview Boulevard in the sought after Griffin estate "The Shores". Only 2 years young, impeccably built by Coral, this home captures the true essence of modern-day living. Boasting a contemporary Hampton facade, this eye-catching home oozes beautiful street appeal. You will fall in love with this family home that also backs on to picturesque bush land. Pencil pines frame and landscaping and decking line the entrance leading to a large timber bench seat, beautiful glass panel front door with coded security access. This is an entrance that you will love to utilise with an afternoon wine and a good book. It certainly makes a statement for the rest of the home! As you make your way through the front door, your eyes will be drawn to the wide entrance, bright interiors, durable flooring, large window and plantation shutters. The colour palette throughout the home is consistent, modern and fresh with quality fittings and appliances to match. * Beautiful Hampton street appeal * Coral Home built in 2021 * No rear neighbours – bush land behind * Front landscaping, decked entrance and timber bench * Coded security front door access * 6.6kw solar power * Fully fenced with side pedestrian gate * Fibre to the Premises (FTTP) NB

The stunning kitchen is sure to impress the chef of the family with modern appliances, stone bench, breakfast bar, large fridge recess with plumbing, feature overhead cupboards and pendant lighting, double sink with gooseneck tapware and window splashback that combine for the perfect kitchen that encompasses style with family living. A nice size dining area is adjacent and this zone is simply the heart of the home and a place for the family to come together, entertain friends and a space for children to work on homework while meals are being prepared. It doesn't stop there with a walkthrough pantry that extends the sheer size of this kitchen with custom shelving for practicality and a place to display nice appliances. The stone bench is the perfect place to set up your coffee bar for those coffee lovers! Continue through to the laundry tucked away, further storage and access to the side as well as the remote double garage providing internal access. * Stunning kitchen with modern appliances, stone bench, breakfast bar, large fridge recess with plumbing, feature overhead cupboards, double sink with gooseneck tapware and window splashback * Nice size dining area * Plantation shutters and feature pendant lighting * Walk-through pantry with ample storage, stone bench for appliances * Internal laundry, storage space, double remote garage & access to side * Downstairs powder room * Kids play room under stairs

You will adore the living area! Ducted air-conditioning provides year-round comfort but you will love opening the windows, dual sliders and letting those beautiful breezes flow in and taking in those gorgeous views to bushland as the sun sets and the colours take hold. The perfect space for family time, a little relaxation or entertaining friends and furthermore it flows effortlessly onto the undercover alfresco area. The private undercover alfresco space features decking, BBQ, outdoor fireplace, large fan and spills out onto the heated magnesium plunge pool. You will absolutely love relaxing in the plunge whilst watching the sun go down with a glass of wine in hand! Glass fencing preserves the view, and the extended decking will make you feel like you are right on nature's doorstep. Artificial turf finishes off the area to provide a low maintenance yard giving you more time to relax. It truly is your own wellness retreat after a long day of work. * Ducted air-conditioning throughout * Spacious living area * Views to bushland * Decked undercover alfresco with BBQ, outdoor fireplace, large fan * Heated magnesium plunge pool * Artificial turf for low maintenance upkeep

Making your way up the classy staircase to the upper level you will find 5 comfortable bedrooms with the master suite to the rear of the home with four additional bedrooms perfect for the growing family. Bedroom 2 is a great size and this room packs a lot of versatility. It could be utilised as a room for an older teen, guest room for visitors or even a second living room to set up as a retreat for the kids. Alternatively with working from home a necessity for most people now, set up a professional office space. Two of the four additional bedrooms feature built in robes with all bedrooms having ducted air-conditioning, finished with plantation shutters and are serviced by the main bathroom featuring a freestanding bath, separate shower, stone bench top, full wall width mirror and separate toilet adjacent. You will love soaking in the bath on those winter nights! Need a perfect retreat to escape to? The beautiful master suite to the rear of the home overlooks the bush land and features a walk-in wardrobe with ample storage space and a huge ensuite that features a stone bench, double basin, large shower and separate toilet with door. * Internal stairs * Carpet throughout second level * Spacious master suite with large ensuite, walk-in robe * Four additional bedrooms – two with walk in robes * Main bathroom with freestanding bath, shower, stone bench, separate toilet * Upstairs linen cupboard

Griffin is a family-friendly area with parklands, walking paths, surrounding bushland and a wonderful community spirit where kids ride their bikes and scoot, parents walk their dogs and the community come together. Dohles Rocks waterfront & boat ramp is only a short drive away, perfect for walks or enjoy lunch by the water with the family. The location is ideal, only minutes to the M1, Murrumba Downs Shopping Centre, and with future

developments such as Freshwater Village commencing soon, you will be located close to all of Griffin's amenities: Freshwater Village development (Proposed Start date in 2023)* Woolworths* 21 Speciality Tenancies* Health Services including a medical centre and pharmacy* 264 car parks, including pram and disability parking spaces* 64 bike spaces* Future bus stop* Piazza – An alfresco dining and entertainment space for live music* Urban Arts Square – A covered green space for community activities* Leisure and Activity Centre – Including a gym, swimming pool, restaurants* Freshwater Farm – 1ha of land for produce farming and native planting* Freshwater Park – 1.5ha parkland with walking tracks and recreational areas Location:* Bruce Highway – 2.0km* Murrumba Downs Shopping Centre – 2.6km* Griffin Sporting Complex – 1.6km* Murrumba Downs State Secondary College – 4.7km* Undurba State School – 3.9km* Living Faith Lutheran Primary – 4km* Griffin State School – 3.6km* Murrumba Downs Train Station – 4.7km* Westfield North Lakes / Ikea – 5.7km* Brisbane Airport – 24km* Brisbane CBD – 27km A quality home like this one won't last long, please inspect at one of the scheduled open homes!