

# 105 Awesome Parade, Griffin, Qld 4503



## Sold House

Thursday, 5 October 2023

105 Awesome Parade, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Mathew McCullagh

0409275107

**\$810,000**

Located in the sought-after Griffin Crest estate, this two-year old Adenbrook built home is perfect for professional couples, young families, retirees or investors. Boasting a charm that compliments the quality fixtures throughout, we are delighted to present to you 105 Awesome Parade. With no front neighbour opposite or immediately adjacent on one side, you will love this 450sqm fully fenced corner block with side access that captures natural light and breezes that flow throughout the house from front to back. As you make your way through the front door, the high ceilings and wide hallway will immediately take your eye, as will the stunning hybrid flooring. This cleverly designed floor plan, includes four bedrooms, multiple living areas, a stunning kitchen and open plan living, solar and zoned ducted air-conditioning to keep you comfortable all year round.

- 2021 Adenbrook home, Griffin Crest estate
- 450sqm corner-block, no front neighbour
- Four bedroom, two bathroom, multiple living areas
- Ducted air-conditioning with 4 zones
- Solar
- High ceilings, wide hallway
- Hybrid flooring
- Remote double garage with backyard access
- Fully fenced, double gate side access

Positioned to the front of the home, the master suite includes a spacious main bedroom with sheer & block-out blinds for ultimate privacy, walk-in robe and well appointed ensuite including stone bench, vanity with double basin, black fixtures, rainfall shower head and toilet. Centrally located, the second living area with sheer & block-out blinds presents the perfect space for a media room, kids/teenage retreat or alternatively a larger home office with working from home a requirement now more than ever. The additional three bedrooms feature carpet, ducted air-conditioning, built-in robes and are serviced by the main bathroom that includes single vanity with stone bench, bath, black fixtures and adjacent separate toilet as well as internal laundry. All bedrooms and the main bathroom include sheer & block-out blinds.

- Master suite with main bedroom, ducted air-conditioning, walk-in robe & ensuite
- Ensuite with stone bench, vanity with double basin, black fixtures, rainfall showerhead and toilet
- Second living area perfect for media room, larger office or retreat – sheer & block-out blinds
- Three additional bedrooms with carpet, ducted air-conditioning, built-in robes, sheer & block-out blinds
- Main bathroom with single vanity with stone bench, bath, black fixtures
- Separate toilet & internal laundry with access to side for clothesline
- Hallway linen

Enjoy entertaining guests in the warm and inviting open plan kitchen, dining and living space. This is the heart of the home and the chef of the family will love everything it has to offer from the beautiful stone bench-top, quality Westinghouse appliances including dishwasher, 900mm oven and a 5-burner gas cook-top, black gooseneck tap ware, double basin and a large plumbed in fridge recess. There is a walk-in pantry that offers great storage space as well as ample drawers and cupboards. The dining and living are spacious and have plenty of natural light and integrate year-round entertaining with a flow out onto the alfresco area. The entertaining area is perfect for gatherings with friends and family, and the fully fenced grassed area ensures young kids can play safely and provides enough space for a family pet to enjoy.

- Open plan kitchen, dining & living space
- Chefs kitchen with stone bench-top, quality Westinghouse appliances including dishwasher, 900mm oven and a 5-burner gas cook-top, black goose neck tap-ware, double basin and a large plumbed in fridge recess.
- Walk-in pantry and ample cupboard and drawer storage
- Sheer & block-out blinds throughout open plan living area
- Covered alfresco
- Natural gas connection
- Gas hot water
- Hardwired internet throughout majority of the home
- FTTP' (fibre to the premises) NBN
- Double glazing on windows

With the completion of stage 1 Griffin Sporting Complex and future developments such as Freshwater Village commencing in 2023, you will be located so close to all of Griffin's amenities:

- Freshwater Village development
- 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:

- Murrumba Downs Shopping Centre – 1.8 km
- Griffin Sports Complex – 2.50 km
- Undurba State School – 2.70 km
- Murrumba Downs State Secondary College – 2.70km
- Dohles Rocks waterfront – 3.00 km
- Living Faith Lutheran Primary – 4.00 km
- Griffin State School – 4.3 km
- Murrumba Downs Train Station – 5.00 km
- Westfield North Lakes / Ikea – 5.8 km
- Brisbane Airport – 23km
- Brisbane CBD – 24km

A quality home like this one won't last long, please inspect at one of the scheduled open homes or call Mathew on 0409 275 107 for more information.