

13 Saltbush Street, Griffin, Qld 4503

BRIDGEBURY

House For Sale

Sunday, 31 March 2024

13 Saltbush Street, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 354 m2

Type: House



Matthew Klauss
0402346730

Offers In Excess Of \$749,000

Discover the epitome of family living at 13 Saltbush Street, Griffin, where this remarkable 4-bedroom family home graces a 354m² block, offering a picturesque parkland view from its elevated position on the street. Built in 2017, this residence has been under a long-term tenancy since its inception, and for the first time, it is now poised to enter the market. Whether you're a savvy investor seeking a prime opportunity, or an owner occupier with some long term vision the possibilities are yours for the taking. This home boasts a large open plan living area in addition to its generously sized bedrooms and a dedicated study or play room. The air-conditioned main open-plan living/dining/kitchen area is a spacious haven where stone benchtops, stainless appliances, a large pantry, double fridge space, and an electric cooktop grace the thoughtfully designed kitchen. The central island serves as a convenient breakfast bar, adding to the functionality of this inviting space. With a total of four spacious bedrooms, the master suite stands out with a large walk-in robe and its own ensuite bathroom. The three additional bedrooms feature built-in robes and ceiling fans, and all are serviced by the main bathroom, showcasing both a shower and a luxurious bathtub. Step outside to an inviting haven with a large undercover alfresco area, perfect for weekend BBQs, and a well sized back yard just perfect for children or pets to play. There is even enough room to drop in a pool if you wish to do so. The property also offers a full-size double garage for the added convenience of off-street parking for two cars. Strategically located just minutes away from transport, shops, schools, and daycare facilities, this home provides easy access to the vibrant hub of the North Lakes shopping and entertainment precinct. The Brisbane CBD is a mere 40 minutes away, and highway access is straightforward and close by. The local park fully equipped with childrens playground is also just a 30 second walk from your front door. This property is currently tenanted until Jan 2025. It is currently returning \$550pw with the long term tenants however with a current rental appraisal of \$650pw moving forward. Vacant possession may be available by negotiation. Seize the opportunity to make this property yours by contacting Matthew Klauss on 0402 346 730 today to register your interest. *Note* - As a tenanted property, the photography has been virtually staged to represent how this home could be dressed once vacant and fully bond cleaned. ****WHAT THE OWNER SAYS**** Throughout the years, this property has proven to be an incredible investment, delivering outstanding returns. The location is truly exceptional, and the quality of tenants has been perfect. As we embark on new life plans, we have decided it's time to pass the torch to the next fortunate owner or savvy investor. **Disclaimer** - We make no warranty or representation as to the accuracy, reliability, suitability of the information we provide and disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by you through placing reliance on anything contained in or omitted from the information we provide. A display of advertising does not imply an endorsement or recommendation by us and you acknowledge that you must make your own enquiries to determine this validity and appropriateness of the information we provide.