

146 Shoreview Boulevard, Griffin, Qld 4503



Sold House

Tuesday, 17 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 397 m2

Type: House



Mathew McCullagh

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\$742,500

Located in the sought-after "The Shores" estate, this fantastic investment opportunity ticks all the boxes for the modern investor. Completed in April 2022, this feature packed home backs onto picturesque bushland in a thriving suburb with planned infrastructure (including a shopping village, road and on-ramp upgrades and future sporting complex stages) in the coming years to align with potential growth and yield opportunity. It presents a quality build with 4 bedrooms, 2 bathrooms and multiple living areas on a generous 397sqm block that is perfect for young families, couples, retirees and downsizers to reside. Currently rented at \$630 per week with an ever increasing demand for housing in this beautiful spot, it is less than 150m to the river and gorgeous views with surrounding walking paths popular for locals. * Located in the "The Shores" estate* Completed April 2022* Backs on to bushland* 4 bedrooms, 2 bathrooms, multiple living areas* 397sqm block* Rented at \$630 per week The Dohles Rocks boat ramp is only a short drive away, perfect to launch your boat off from or enjoy lunch by the water with the family. Buy to add to your investment portfolio now or maybe you are looking to move interstate in the coming years, and this could be the perfect time to secure your Griffin home for retirement. This home is close to all amenities, the water, Bruce highway, Petrie University, North Lakes hub and a short drive to the airport. Upon walking through the front door, your eyes will take in the high ceilings and you will be greeted with a second living area perfect for a quiet space to watch television, a kids retreat or a clever space for professionals to set-up office with working from home more popular than ever. The air-conditioned master bedroom is carpeted, located towards the front of the house and features a walk-in robe, roller blind and well equipped ensuite with basin, toilet and shower. The additional three bedrooms are carpeted with fans, built-in robes, roller blinds and security screens. At the centre of the home is the stunning kitchen with stainless steel appliances, ample cupboard and drawer space, very large walk-in pantry, double basin with gooseneck tap ware. The stone bench top with breakfast bar is perfect for family breakfasts or children working on homework while meals are being prepared. The open plan tiled area off the kitchen is zoned for both dining and lounged areas and features split air-conditioning – providing comfort year round, plenty of natural light and cleverly integrates year-round entertaining with sliding doors opening out on to the alfresco area. The undercover alfresco area is perfect for when you want to host all your gatherings and celebrations to quiet dinners and time reading a book with a glass of wine in your own private setting. The bushland provides a gorgeous backdrop and enhances this tranquil space. There is room for the kids to play and ample space for the family pet with a fully fenced, safe and secure yard. * Stunning kitchen with stainless steel appliances including dishwasher, double basin with gooseneck tap ware, large walk-in pantry, stone bench and ample cupboard and drawer space. * Open plan tiled area, zoned for dining & living, a/c* Second living area to the front of home* Master bedroom with a/c, walk-in robe, roller blind, security screen and ensuite* Ensuite with vanity, shower and toilet* Three additional bedrooms with fans, built-in robes, roller blinds and security screens* High ceilings* Undercover alfresco with fan* Turfed back yard, fully fenced* Remote double garage with laundry, access to backyard* Electric hot water The immediate 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: • 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: • Griffin Sporting Complex – 1.8km • Bruce Highway – 2.2km • Murrumba Downs Shopping Centre – 2.8km • Griffin State School – 3.7km • Undurba State School – 4.1km • Murrumba Downs State Secondary College – 4.1km • Living Faith Lutheran Primary – 4.2km • Murrumba Downs Train Station – 4.7km • Westfield North Lakes / Ikea – 5.9km • Brisbane Airport – 24km • Brisbane CBD – 27km A quality investment like this one won't last long, please inspect at one of our scheduled open homes!