

15 Sunray Parade, Griffin, Qld 4503

House For Sale

Friday, 22 March 2024

15 Sunray Parade, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 331 m2

Type: House



Hayley Utz

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Offers Over \$799,000

Welcome to 15 Sunray Parade, Griffin—a masterfully crafted residence epitomizing modern design and flawless construction. Nestled within the picturesque River Breeze Estate, this home offers a luxurious ambiance and exquisite attention to detail, promising an unparalleled living experience.

Key Features:

- **Luxurious Feel:** This home exudes luxury from every corner, showcasing a perfect blend of elegance and functionality.
- **Picturesque:** Enjoy the tranquility and charm of the River Breeze Estate, surrounded by parklands, walking paths, and lush, never-to-be-built on bushland, with an endless view from the back yard.
- **Stylish Interiors and Thoughtful Design:** Featuring four generously sized bedrooms, each a sanctuary of comfort. The main bedroom boasts a walk-in robe and an elegant ensuite, while the other bedrooms offer built-in robes for ample storage.
- **Gourmet Kitchen and Versatile Living Spaces:** The heart of the home is its open-plan kitchen, living and dining areas, designed for seamless entertaining and everyday living. With stone benchtops, gas cooktop and electric oven, the kitchen is a chef's dream, complemented by a spacious pantry.
- **Outdoor Living and Additional Features:** Step outside to the covered alfresco area, surrounded by low-maintenance gardens—a serene backdrop for outdoor gatherings. Enjoy year-round comfort with ducted air conditioning and security features including security and flyscreens throughout. The property also features an electric hot water system for consistent comfort.
- **Convenient Location:** Situated in a sought-after locale, residents will appreciate the vibrant community atmosphere and proximity to amenities. Future developments, such as the Freshwater Village Shopping Centre and the Moreton Connector promise to enhance the value of this prime location. Additionally, the home is within walking distance to parks, walking/cycling tracks, and is in the catchment area for Griffin State School and Murrumba State Secondary College—ideal for families.
- **Investment Potential:** With council rates at \$520 per quarter and a rental expectation of \$630-\$660 per week, this property presents a lucrative investment opportunity.

15 Sunray Parade is more than just a house; it's a lifestyle destination offering luxury, comfort, and convenience. For more information or to schedule a viewing, contact Hayley Hiddlestone on 0413 788 768. [?](#)