

# 16 Griffin Cres, Caloundra West, Qld 4551



## Sold House

Saturday, 17 February 2024

16 Griffin Cres, Caloundra West, Qld 4551

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 318 m2**

**Type: House**



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**\$716,000**

Secure your future with this well-presented, low-maintenance home in Caloundra West. Set on 318m<sup>2</sup> in a quiet crescent close to Unity College, this home offers relaxed living and convenience for families. The single-level floorplan comprises an open-plan lounge, dining, and kitchen area that flows to the covered patio for seamless indoor/outdoor entertaining. Attractive timber-look floors give the living space a modern appeal, and the well-appointed kitchen has everything you need to cook up a storm with electric cooking, dishwasher, and plenty of storage and bench space. Accommodation comprises three good-sized bedrooms with built-in robes, the separate main bedroom with ensuite and sliding door access to the covered patio, and the two minor bedrooms serviced by a full family bathroom with separate toilet. The investment in solar has been made for you, so you can keep energy costs low with 10kw solar panels. Additional features include a single lock-up garage with new epoxy flooring, a parking bay for an extra vehicle or caravan, laundry room, air conditioning in the living room, ceiling fans, security screens, and new plantation shutters in the lounge and dining area. The fenced yard is very low maintenance, so you can spend more time at the beach or entertaining friends on the covered patio. The addition of a greenhouse will appeal to green thumbs wanting to nurture their prize plants.

Conveniently located, an array of amenities are all a short walk away, including the local IGA, shops, cafes, medical centre, and tavern. Unity College, parks, and sports fields are also just minutes' walk away, making this an ideal location for families. Caloundra CBD and its inviting beaches are 15 minutes drive, so you're well-positioned to enjoy all the very best of coastal living. Whether you're a family, downsizer, or investor, this quality home ticks all the right boxes. Don't miss the boat; call us today for an inspection. - Modern family home on 318m<sup>2</sup> (approx.) block- 3 beds with BIR + 2 baths + WC + laundry- Main bedroom with ensuite & patio access- Open-plan living, dining, kitchen, timber-look floors- Fully equipped kitchen, electric cooking, dishwasher- Covered patio for alfresco dining & entertaining- SLUG with internal access, new epoxy flooring- Cement parking pad for extra vehicle/caravan- 10kw solar panels + air conditioning + ceiling fans - Security screens + new plantation shutters- Safety grab rails installed in showers & toilets- Gas hot water + water tank + greenhouse- Walk to Unity College, Parks, IGA, Tavern, busses- 15 minutes to Caloundra CBD & beaches- Close to Caloundra Road & M1; 1.5 hours to Brisbane- Fantastic family home or investment, convenient locale  
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