

# 3 Palatial Crescent, Griffin, Qld 4503



## Sold Residential Land

Tuesday, 12 March 2024

3 Palatial Crescent, Griffin, Qld 4503

Area: 375 m2

Type: Residential Land



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**\$495,000**

Located in sought-after Griffin Crest, this rare opportunity to secure land and build your ideal home awaits. It is one of the few remaining blocks and is positioned in a largely owner-occupied estate, in one of its best streets. Take a drive down Palatial Crescent and you will find beautiful established homes, superbly landscaped and well kept. This street epitomises living in Griffin, with a wonderful sense of community, surrounded by families of all ages with walkways and bushland on your doorstep. It is 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 only enhance this beautiful suburb. This 375sqm parcel of land measures 30 metres in length and 12.5 metre frontage and is ready to build.

- 375sqm of land
- 30m x 12.5m dimensions
- Griffin Crest estate
- Largely owner-occupied estate
- Beautiful street

The immediate location is ideal, only minutes to the M1, short walk to everything Murrumba Downs Shopping Centre offers, short drive to the Griffin waterfront and with the completion of stage 1 Griffin Sports Complex and future developments such as Freshwater Village commencing shortly, you will be located so close to all of Griffin's newest amenities. Undurba State School and Murrumba State Secondary College are the catchment schools and perfectly placed next to each other which is great for families with children in both primary and high school. If you are looking to invest and build your investment property, the location couldn't be better with so much development to occur over the coming years that may increase the potential for growth significantly. Rental demand for this suburb is always high and there is good investment yield.

- Ideal location
- Minutes to the Bruce Highway
- Walk to Murrumba Downs Shopping Centre
- Undurba State School & Murrumba State Secondary College in the catchment
- Short drive to Griffin waterfront, Griffin Sports Complex
- Area of high rental demand

New Freshwater Village development (commencing shortly)

- 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 – 1.5 km
- Griffin Sports Complex – 2.30 km
- Undurba State School – 2.70 km
- Murrumba Downs State Secondary College – 2.70km
- Dohles Rocks waterfront – 2.90 km
- Future Freshwater Village – 3.50 km
- Living Faith Lutheran Primary – 3.80 km
- Griffin State School – 4.0 km
- Kallangur Train Station – 4.00 km
- Murrumba Downs Train Station – 4.70 km
- Westfield North Lakes / Ikea – 5.5 km
- Brisbane Airport – 23km
- Brisbane CBD – 24km

Call Mathew on 0409 275 107 today to secure this wonderful opportunity.