

31/30 White Ibis Drive, Griffin, Qld 4503

Townhouse For Sale

Sunday, 26 May 2024

31/30 White Ibis Drive, Griffin, Qld 4503

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 190 m2

Type: Townhouse



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Offers Over \$490,000

This perfectly positioned 3-bedroom townhouse built in 2016 is located in the very popular Ferngrove Estate in Griffin. This home has a treed outlook, only shares one wall with a neighbour and boasts a light and bright, functional and flowing floor plan. With a generous open plan and airconditioned kitchen, dining and living area opening out to an undercover alfresco entertaining area and grassy rear and side access), this home has a lot to offer. There is a well-equipped kitchen with plenty of cupboard and bench space, a full-length pantry, wall oven, dishwasher, microwave space and gas cooktop. On this ground level there can also be found a powder room toilet and a separate laundry that leads directly to the outside clothesline. In the single lock up remote garage there is also an under-stair storage cupboard. On the second level are 3 queen-sized bedrooms, including a large master with its own ensuite, 4 door built in robe, fan and reverse cycle airconditioner. On this level there is a second bathroom with a great sized vanity, separate shower and bath, a toilet and at the top of the stairs a linen/storage cupboard. The additional two bedrooms are big enough to easily fit a queen bed, chest of drawers and a desk and both bedrooms have built in robes and fans and one also has a reverse cycle air conditioner. The complex itself provides an ideal lifestyle as this townhouse is located within a hop step and a jump from the pool. Features at a glance: * Large Master Bedroom with Ensuite, 4 door built in robe, fan and air cond * Two additional generous bedrooms both with built in robes, fans and one with air cond * Open Plan Kitchen, Dining and Living Area * Three reverse cycle airconditioners * Generous Kitchen with dishwasher, oven and gas cooktop. * Large Bathroom with separate bath and shower * Powder Room * Separate laundry with external access * Single Lockup Garage with visitor's car parking provided. * Under stair storage in garage and upstairs linen cupboard * Undercover entertaining area * Private rear grassed courtyard area with side access * Fully fenced * Tenanted for \$420 per week until 9/8/24. Rental Appraisal \$560 approx per week * Onsite management * Low Body Corp. Fees (admin and sinking) of \$3933 approx. per year. Within a few minutes' drive to numerous Primary and Secondary schools, Coles Murrumba Downs, Murrumba Downs train station and Westfield North Lakes close and within easy access to the Bruce Highway and only 30 minutes to Brisbane city, this townhouse is perfectly positioned. If it's low maintenance lifestyle living that you are looking for, don't miss this opportunity to buy in Griffin at an affordable price and in a position that you will enjoy for years to come. Call me now on 0439941501 or I look forward to seeing you at the open home on Saturday. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained