

32 Azorean Street, Griffin, Qld 4503



House For Sale

Thursday, 13 June 2024

32 Azorean Street, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



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Offers Over \$799,000

If you are looking for a neat family home with beautiful street appeal in one of Griffin's best estates, then 32 Azorean Street could be your new home. Positioned in a peaceful location with Bray Farm Park nearby, this is a lovely spot to raise young children or alternatively downsize and retire in a low maintenance home. It will also suit singles, couples and investors alike. You will feel the wonderful sense of community, with families of all ages, bushland and walkways on your doorstep, and a short drive to the waterfront, highway and amenities. Don't miss out on this opportunity! Positioned to the front of the home, is the second living space. It is the perfect set up as a media/TV room or alternatively with working from home more popular than ever, this could also be an office space. It is carpeted and features a ceiling fan, security screens, led down lights and vertical blinds.

- 2018 build, Riverbreeze estate
- 375sqm level block
- Front lounge with ceiling fan, security screens and vertical blinds
- Short walk to Bray Farm Park

Designed with the modern family in mind, the bedrooms are zoned with two centrally located and two to the rear including the master suite. You will love the privacy of the master and it features air-conditioning, ceiling fan, walk-in robe, blinds and security screen. The ensuite is well-equipped with stone top vanity with basin, ample cabinetry, toilet, generously sized shower, security screens, blinds and frosting for privacy. The additional bedrooms include ceiling fans, built-in robes, blinds and security screens. For families, the bedroom adjacent to the master is the perfect nursery or bedroom for very young children. The main bathroom has stone top vanity with basin, bath, shower, security screens, blinds and frosting for privacy. There is an adjacent separate toilet. There is an internal laundry with single tub, space for your washing machine and dryer, linen/storage and a door to the side of the property.

- Master bedroom with air-conditioning, ceiling fan, walk-in robe, blinds and security screens
- Ensuite with stone top vanity with basin and ample cabinetry, toilet, generously sized shower security screens, blinds and frosting for privacy
- 3 additional bedrooms that include ceiling fans, built-in robes, blinds and security screens
- Main bathroom with stone top vanity with basin, bath, shower, security screens, blinds and frosting for privacy. There is an adjacent separate toilet
- Internal laundry with single tub, space for your washing machine and dryer, linen/storage and door to the side of the property
- Hallway linen

The heart of the home is the open plan living space where you will spend the majority of your time. It boasts a contemporary kitchen with glass splashback letting the natural light in, stone benches with breakfast bar, double sink, stainless steel appliances including dishwasher and 600mm electric oven/stove-top, single door pantry, ample cupboard space and fridge recess. There is a separate zone for dining and living with indoor to outdoor transition seamless. The air-conditioned living is spacious and it provides plenty of room for dining and lounge zones. It features a ceiling fan, blinds and sliders out on to the covered alfresco making indoor to outdoor transition seamless. The alfresco is large and caters for all your entertaining needs. The backyard is fully fenced, private and low maintenance. The higher fences provide added privacy. There is convenient pedestrian side access. Added features of the property include double remote garage and NBN.

- Air-conditioned open plan living/dining
- Contemporary kitchen with glass splashback, stone benches with breakfast bar, double sink, stainless steel appliances including dishwasher and electric 600mm oven/stove-top, single door pantry, ample cupboard space and fridge recess
- Living area with ceiling fan, blinds and sliders out on to the covered alfresco
- Large alfresco with ceiling fan
- Fully fenced backyard with low maintenance yard
- Pedestrian gate for side access
- Double remote garage
- Electric hot water
- NBN

The location is ideal, only minutes to the highway, public transport, schools, gym, medical centre, pharmacy and with future developments such as Freshwater Village commencing this year, you will be located close to all of Griffin's amenities. North Pine River and 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. 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 – 2 km
- Griffin State School – 3.0 km
- Living Faith Lutheran Primary – 3.5 km
- Bruce Highway – 3.8 km
- Griffin Water front – 4.2 km
- Murrumba Downs Train Station – 4.2 km
- Murrumba Downs Shopping Centre – 4.4 km
- Undurba State School – 4.6 km
- Murrumba Downs State Secondary College – 4.6 km
- Westfield North Lakes / Ikea – 5.6 km
- Brisbane Airport – 25km
- Brisbane CBD – 25km

With a shortage of supply on the market, a quality home like this one won't last long, so please inspect at one of the first scheduled open homes!