

36 Apple Circuit, Griffin, Qld 4503

House For Sale

Thursday, 14 December 2023



36 Apple Circuit, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



Brendan Homan
0419188176

Offers over \$700,000

Located in popular Griffin this family home sits on a larger 420sqm fully fenced block. This beautifully positioned home is in a family-friendly area with parks/playgrounds, walking paths, and surrounding bushland at your doorstep. Griffin has a wonderful community spirit where kids ride their bikes and scooters, parents walk their dogs, and the community comes together. Upon walking through the front door, you will be greeted with a cleverly designed floor plan which provides functionality with a modern trend colour palette. The Lounge / Rumpus at the front of the home is perfect for enjoying those movie nights with the family. This room is also a perfect place for the little ones to play or would be a perfect home office for those who work from home (home has FTTP NBN). The versatility of this home makes it exceptional value. ---> 2015 build, 420sqm block ---> Security screens on doors and windows ---> Separate carpeted lounge room ---> 2 car lock up remote garage The master bedroom features a large walk-in robe, split air-conditioning and an ensuite. It easily accommodates a King-sized bed plus other furniture. At the back of the home are the three other bedrooms that complement the design's functionality and are serviced by a full-sized family bathroom including a separate bath which is perfect for children of all ages. The chef's kitchen acts as the centre piece throughout the main living space. There is ample bench space, loads of cupboards and a wide space for the fridge and a gas cooktop. The open plan tiled area off the kitchen is zoned for both dining and lounge areas, and features split air-conditioning, plenty of natural light and cleverly integrates year-round entertaining with sliding doors opening out onto the alfresco area. ---> Master bedroom with walk-in-robe and ensuite ---> All bedrooms have BIRs, ceiling fans and blinds ---> Kitchen - stainless steel appliances ---> Large linen cupboard ---> Large tiled family/dining room - split air conditioning ---> Main bathroom with vanity bench, separate shower and bathtub ---> Separate laundry with outside access ---> Undercover alfresco ---> Side access ---> Low maintenance yard ---> 'FTTP' (fibre to the premises) NBN available The backyard is low maintenance, turfed and a wonderful space for a green thumb to transform, kids to play or the family pet to enjoy. The home is fully fenced with a side gate and provides a safe environment for all to enjoy. Mums and Dads will love the proximity to Fern Parade park which is located just around the corner. With the completion of stage 1 of the Griffin Sporting Complex and future developments such as Freshwater Village commencing soon, you will be located so close to all of Griffin's amenities: Freshwater Village development (coming soon) ---> 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 is very popular for it's position close to major amenities including Westfield North Lakes, Schools, Public Transport as well as quick access to Brisbane Airport. With North entry and South Exit ramps soon to be constructed at the Bruce Highway / Dohles Rock Road interchange, travel time to North lakes will soon be even less. ---> Undurba State School - 3.2km ---> Murrumba Downs State Secondary College - 4km ---> Griffin Sporting Complex - 2.6km ---> Living Faith Lutheran Primary - 4.2km ---> Griffin State School - 4.6km ---> Murrumba Downs Train Station - 4.9km ---> Murrumba Downs Shopping Centre (Coles) - 2km ---> Westfield North Lakes / Ikea - 6km ---> Brisbane Airport - 23km ---> Brisbane CBD - 25.7km THIS PROPERTY IS VACANT AND READY FOR IMMEDIATE SALE The owners of this quality property are not "testing the market" and would like a contract signed before christmas. Homes in this pocket are very popular and are selling in days. This one won't last long, so please inspect at one of the scheduled open times or call Brendan on 0419 188 176 for more information. Don't miss this opportunity to make this exceptional value home yours. Land size: 420sqm General Council Rates: Approx \$540qtr Disclaimer: Innov8 Property has made every effort to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspecting the property, or by other means.