

378 Brays Road, Griffin, Qld 4503



Sold House

Thursday, 29 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



Mathew McCullagh

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\$855,000

Completed in 2021, this ultramodern family home is located in the popular River Breeze estate on a low maintenance block. It packs plenty of appeal over two levels and it may be the opportunity you have been looking for. Two level homes are listed few and far between in Griffin and this one will be snapped up very quickly. As you make your way through the front door, your eyes will be drawn to the classic white interiors complimented by the timber tones in the tiles throughout the lower level. This home has been meticulously built to a high standard. The high ceilings and free-flowing design will impress as will the quality fittings and appliances throughout. There are no leases in place as it is currently owner occupied, so all you will need to do is move in and enjoy everything this home and this wonderful suburb offers. You will love the ducted air-conditioning throughout with the warm weather of late, so hosting friends and family will be very comfortable. Controlled through the MyPlace app, you will love how easy it is and even allows for control of the lights downstairs as well as the garage door. You would not expect anything less with a contemporary home like this!

• Completed in 2021 • River Breeze estate • High ceilings • Ducted air-conditioning throughout • MyPlace app to control air-conditioning, downstairs lights and garage door

The modern floor plan will suit most families or professional couples alike with an open plan living/dining/kitchen on the ground floor and four bedrooms, two bathrooms, and a versatile space upstairs. The impressive kitchen is sure to impress the chef of the family featuring modern appliances including a dishwasher, oven and gas cook-top. It also features stone benches, tiled splashback, white cabinetry, dual sinks, pendant lighting and a large fridge recess with plumbing. The waterfall island bench is perfect for family breakfasts, entertaining friends, or children working on homework while meals are being prepared. There is ample cupboard space as well as a generous walk-in pantry with adjacent internal laundry with side access. You will adore the living area as it makes for the perfect space for entertaining friends and family. Large sliders off the kitchen and the living area bring the outside in and the living area flows effortlessly out onto the undercover alfresco area. Sit back and relax while the kids play safely in the fully fenced turfed yard which provides enough space for a family pet to enjoy as well. Pedestrian side access down the left side of the property. There is a convenient powder room downstairs when guests visit.

• Open plan living and dining with fans, roller blinds and security screens • Chef's Kitchen including a dishwasher, oven and gas cook-top, stone bench top, tiled splashback, dual sinks, pendant lighting and a large fridge recess with plumbing • Walk in pantry with adjacent internal laundry with access to clothesline • Natural gas • Downstairs powder room with stone bench, single vanity and toilet • Dual sliders out to the undercover alfresco with fan, power point and BBQ gas fitting • Fully fenced turfed yard with pedestrian side access • Low maintenance landscaping

As you make your way upstairs, you will be greeted with plush carpets throughout the upper level. There is a versatile space that would be the perfect kids retreat, study zone or an area for a young musician to thrive. The beautiful master suite to the rear of the home features ducted air-conditioning, a walk-in wardrobe, well equipped ensuite, ceiling fan and roller blinds. The three additional bedrooms feature ducted air-conditioning, mirrored built in robes, fans and roller blinds and are serviced by the main bathroom. The main bathroom and ensuite are equally impressive and are a quality finish with stone benches, floor to ceiling two-tone tiles, walk in showers, toilets and a bath for all ages in the main. There is a hallway linen for all your storage needs.

• Internal stairs • Carpet throughout second level • Versatile space that would be the perfect kids retreat, study zone or area to play music • Spacious master suite with ducted air-conditioning, walk-in robe, well equipped ensuite, ceiling fan and roller blinds • Three additional bedrooms feature ducted air-conditioning, mirrored built-in robes, fans and roller blinds • Impressive main bathroom and ensuite featuring quality finishes including stone benches, floor to ceiling two-tone tiles, walk in showers, toilets and a bath for all ages in the main • Upstairs linen cupboard • 5kw Solar • Double remote garage with side access • Fibre to the Premises (FTTP)

NBN Griffin is a family-friendly area with parklands, walking paths, surrounding bushland and a wonderful community spirit where kids ride their bikes and scoot, parents walk their dogs and the community come together. 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. The location is ideal, only minutes to the M1, Schooling, Murrumba Downs Shopping Centre, and with future developments such as Freshwater Village commencing soon, you will be located close to all of Griffin's amenities:

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 – 1.60km • Griffin State School – 2.40km • Living Faith Lutheran Primary – 2.80km • Bruce Highway – 3.40km • Griffin Water front – 3.60km • Murrumba Downs Shopping Centre – 3.80km • Murrumba Downs State Secondary College – 3.80km • Undurba State School – 3.80km • Murrumba Downs Train Station – 3.80km • Westfield North Lakes / Ikea – 5.0km • Brisbane Airport – 25km • Brisbane CBD – 25km
A quality home like this one won't last long, please inspect at one of our first scheduled open homes!