

# 40 Lemongrass Circuit, Griffin, Qld 4503



## Sold House

Saturday, 17 February 2024

40 Lemongrass Circuit, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Mick Slater

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**\$730,000**

This beautifully located home in a family friendly area sits on a 400sqm fully fenced block and is perfect for first home buyers, young families, investors and retirees looking to downsize. Embrace the convenience of a low-maintenance lifestyle while still enjoying the comforts of a spacious family home. Ideal for families, this residence offers four bedrooms, including a master bedroom with an ensuite with air conditioning Double Garage with remote control for easy access. Features Include: \* Master bedroom air conditioning, ceiling fan and ensuite \* 3 other spacious bedrooms with built in wardrobes and ceiling fans \* Modern style spacious kitchen with stainless steel appliances, stone bench tops \* Large light filled, open plan living area with air-conditioning and sliding doors to private backyard and alfresco entertaining area \* Low maintenance back-yard \* Double lock up garage \* Separate Laundry \* Security Screens & doors \* Built in 2016 approx. \* East Facing \* Insiders Secret \*\* Griffin is very popular for its 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 For The Investor \*\*\* Rent Review \$620-\$660 per week \* Rates \$520 per quarter \* Water \$470 per quarter subject to Usage DON'T DELAY on this one - Executive style properties such as this do not last long. CALL Marina to arrange an inspection on 0491 083 305. DISCLAIMER: We have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.