

434 Brays Road, Griffin, Qld 4503



House For Sale

Thursday, 18 January 2024

434 Brays Road, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



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Offers Over \$829,000

Positioned in the popular River Breeze estate across from serene bushland, this low maintenance, ultramodern home boasts a desirable location with impressive street appeal. It cleverly utilises both levels to maximum advantage and it may be the opportunity you have been waiting for to call this stunning home your own. As you make your way through the front door, your eyes will be drawn to the free-flowing interior, which has been meticulously built to a high standard. The classic white and black interiors throughout the home are complimented by quality fittings and appliances to match. Nothing has been compromised and there is absolutely nothing to do but move in and enjoy this stylish home. You'll enjoy the last of the summer months with the 12.5kw ducted air-conditioning throughout and hosting friends and family will be very comfortable.

- Beautiful street appeal
- Completed in October 2021
- River Breeze estate
- Desirable location across from bushland
- 12.5kw Ducted aircon throughout

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 and a convenient second living area 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, window backsplash, dark cabinetry, dual sinks with gooseneck tapware, pendant lighting and a large fridge recess with plumbing. The 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. 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. There is a convenient powder room downstairs and under stair storage.

- Multiple living areas
- Open plan living and dining
- Chef's Kitchen including a dishwasher, oven and gas cook-top, stone bench top, window backsplash, dark cabinetry, dual sinks with gooseneck tapware, pendant lighting and a large fridge recess with plumbing
- Natural gas
- Powder room
- Internal laundry with yard access

As you make your way upstairs, you will be greeted with plush carpets throughout the upper level. There is a second living area that could be the perfect kids retreat or second lounge for those multi-generational buyers. Positioned alongside the living area is a study nook perfect for the kids to do their homework. This makes this area the perfect hub for teenagers to study, host friends and enjoy their own space. If you are a professional couple without kids, this is a relaxing area to pour a glass of wine and catch up on some Television or listen to music amongst the ambience of the gorgeous Griffin sunsets. The beautiful master suite to the front of the home features a walk-in wardrobe, ceiling fan, sheer curtains and block-out blinds. It is the perfect space to retreat to after a long day with gorgeous views out to bushland and no front neighbour meaning the ultimate privacy. The ensuite features dark cabinetry, stone bench top, generous shower, toilet and consistent tones throughout. The three additional bedrooms feature mirrored built-in robes, fans and roller blinds and are serviced by the main bathroom with stone bench, bath for all ages, shower and adjacent toilet.

- Internal stairs
- Carpet throughout second level
- Second living zone – perfect as kids retreat or TV room
- Study nook
- Spacious master suite with walk-in robe and well equipped ensuite with vanity, stone bench top, generous shower, toilet and consistent tones
- Three additional bedrooms with mirrored built in robes, fans and roller blinds
- Main bathroom with bath, stone bench, separate toilet

Upstairs linen cupboard. Enjoy weeknight dinners or entertaining friends and family on the weekends in the undercover alfresco area located off the dining and living areas. 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. There is also pedestrian side access down the left side of the property. A contemporary home like this would not be complete without the technology to go with it. Connected to the MyPlace app allows for smart control for lights, air-conditioning and the garage can be managed remotely through the app. There is a remote double garage and the positioning of the house has ensured a large driveway which is perfect to accommodate extra cars, a caravan, campers, boats or trailers.

- Fully fenced backyard with side pedestrian gate
- Covered alfresco for entertaining
- Remote double garage and large driveway to accommodate extra vehicles
- MyPlace app – control lights, air-con and garage remotely
- Security cameras
- Gas hot water
- Kids safe screens upstairs
- Garden shed
- 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. Bray Farm Park (a Griffin favourite) is just across the road, 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 – 2.0km • Griffin State School – 2.8km • Living Faith Lutheran Primary – 3.2km • Bruce Highway – 3.8km • Griffin Water front – 4.0km • Murrumba Downs Shopping Centre – 4.2km • Murrumba Downs State Secondary College – 4.2km • Undurba State School – 4.2km • Murrumba Downs Train Station – 4.2km • 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 the scheduled open homes!