

# 48 Montegrande Circuit, Griffin, Qld 4503



## House For Sale

Tuesday, 30 January 2024

48 Montegrande Circuit, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



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## Offers Over \$749,000

Located in the ever-popular Griffin Crest estate, this family home in a wonderful neighbourhood epitomises living in Griffin. You will feel the wonderful sense of community, with families of all ages, bushland and walkways on your doorstep, and quick access to the waterfront, highway and amenities. This might be the opportunity you have been looking for. Smartly designed and zoned for the modern family, it features four bedrooms, including a lovely master suite positioned at the front of the home with three additional bedrooms to the rear. The air-conditioned master bedroom is a generous size and features a walk-in robe, blinds, ceiling fan, security screens and a well equipped ensuite including a single vanity with stone bench, shower, toilet and frosted glass for privacy. The separation from the other three bedrooms ensures a nice and peaceful place to relax after a long work day. The additional three bedrooms are all bigger than standard size and include built-in robes, fans, security screens and blinds. They are serviced by the family bathroom that features single vanity with stone bench, bath for all ages, shower and toilet.

- 2016 build
- Griffin Crest estate
- 4 bedrooms
- Air-conditioned master bedroom with walk-in robe, blinds, ceiling fan, security screens
- Ensuite with a single vanity with stone bench, shower, toilet and frosted glass for privacy
- Three additional bedrooms with built-in robes, fans, security screens and blinds
- Family bathroom featuring single vanity with stone bench, bath for all ages, shower and toilet

There is a second carpeted living space that adds versatility and could be used as a teenage retreat, kids play room or the parents media room. The design also allows for multi-generational families to have their own living zones. The kitchen is the centre piece throughout the main living area and is a great size. The large stone top bench provides an area perfect for breakfast with the family or the kids to complete their homework whilst meals are being prepared. It features stainless steel appliances including an oven and gas cooktop, rangehood and dishwasher as well as ample cupboard and drawer space and double basin. The main living area is air-conditioned and the perfect for the whole family to enjoy. It transitions seamlessly with the undercover alfresco. With outdoor living just as important as indoor for homeowners, this space is perfect for when you want to host all your gatherings and celebrations as well as quiet dinners in your own private setting. It looks over the nice size backyard which is low maintenance and a wonderful space for the green thumb to apply their craft, kids to play or the family pet to love. The home is fully fenced and provides a safe environment for all to enjoy.

- Second carpeted living area
- Kitchen with stone benches, stainless steel appliances including an oven and gas cooktop, rangehood and dishwasher as well as ample cupboard and drawer space and double basin
- Open plan living area with air-conditioning
- Hallway linen
- Undercover alfresco with fan
- Low maintenance backyard
- Fully fenced yard
- Double remote garage
- Currently tenanted at \$625 per week

The location is ideal, only minutes to the highway, 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. 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:

- Bruce Highway – 1.0km
- Murrumba Downs Shopping Centre – 1.3km
- Griffin Sporting Complex – 2.1km
- Undurba State School – 2.6km
- Griffin Water front – 2.7km
- Murrumba Downs State Secondary College – 3.4km
- Living Faith Lutheran Primary – 3.6km
- Griffin State School – 3.8km
- Murrumba Downs Train Station – 4.6km
- Westfield North Lakes / Ikea – 5.5km
- 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!