

# 6 Ultramarine Parade, Griffin, Qld 4503



## Sold House

Wednesday, 17 April 2024

6 Ultramarine Parade, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



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**\$850,000**

**SOLD OFF-MARKET** Rarely do corner blocks with large frontage come to market in Griffin and when they do, they are snapped up very quickly. Set on a large 650sqm block, this home exudes street appeal and couldn't have better positioning. This home will come to the broader market shortly but for now it is an off-market opportunity for the right buyer. Don't miss the opportunity to secure this property before the competition! Tenanted until August, this home is worth waiting for if you are looking to move in. Alternatively, if you are looking to invest, this is the perfect property to keep long term with so much exciting developments coming to Griffin. The future Freshwater Village, further expansion of the Griffin Sports Complex and upgrades to road infrastructure are just some of the exciting things to happen.

- 650sqm corner block
- Built in 2004
- Tenanted until August 2024

The exterior of this property is meticulous! Beautiful front turfing, surrounded by rustic fencing and decking and a large variety of low maintenance landscaping set the scene for a wonderful family home. As you move through the home, your eye will instantly take in the polished concrete floors throughout the living areas, the ducted air-conditioning to keep you comfortable all year round and the spaciousness. The living areas are a great size and there is a dedicated space for dining, living and family. There is ducted air-conditioning, fans, curtains, security screens and sliding door access to both sides of the home. The kitchen is practical with a large bench with breakfast bar, stainless steel appliances including dishwasher, electric oven and cook-top, double sink, fridge recess and ample cabinetry. The laundry is just off the kitchen and includes single tub, room for the washing machine and dryer, storage area and access to the side of the house.

- Beautiful street appeal with turfed area surrounded by rustic fencing, decking and low maintenance landscaping
- Security mesh front door
- Polished concrete floors throughout living areas
- Ducted air-conditioning
- Living areas with fans, curtains and sliding door access to both sides of the home
- Kitchen featuring large bench with breakfast bar, stainless steel appliances including dishwasher, electric oven and cook-top, double sink, fridge recess and ample cabinetry
- Internal laundry off kitchen with single tub, room for the washing machine and dryer, storage area and access to the side of the house

The master bedroom is carpeted and positioned to the front of the home, away from the other bedrooms providing a private and relaxing space. It features ducted air-conditioning, a walk-in robe, fan, roller blinds & curtains, pendant lights, security screens and an ensuite with single basin vanity, shower and toilet. The three additional bedrooms are generous and feature ducted air-conditioning, sheer and block-out blinds, fans, built-in robes and security screens. They are located to the back of the home and are serviced by the main bathroom which includes a single basin vanity, shower with rainfall head and a bath perfect for all ages.

- Master bedroom located to the front of the home with ducted air-conditioning, a walk-in robe, fan, roller blinds & curtains, pendant lights, security screens
- Ensuite with single basin vanity, shower and toilet
- Three additional bedrooms with ducted air-conditioning, sheer and block-out blinds, fans, built-in robes and security screens
- Main bathroom which includes a single basin vanity, shower with rainfall head and a bath perfect for all ages
- Hallway linen

There are various areas to entertain around the expansive yard with a decked area with shade sail, covered alfresco to the rear of the home and a third sitting area on the side of the home. Choose the area to sit depending on the time of the day and the weather – you will be spoiled for choice. The backyard is fully fenced and neatly turfed and there is more than enough space for the kids to play safely and the family pet to enjoy. The property is low maintenance with concrete pathways, well-chosen landscaping and not much to do but relax. There is a garden shed for storage and pedestrian gates for access.

- Spacious entertaining areas
- Turfed backyard with low maintenance landscaping
- Pedestrian gates on either side of house
- Garden shed
- Remote double garage
- Electric hot water

This estate epitomises living in Griffin, with a wonderful sense of community, surrounded by families of all ages with walkways and bushland on your doorstep. With the completion of stage 1 Griffin Sporting Complex and future developments such as Freshwater Village commencing in 2023, you will be located so close to all of Griffin's amenities:

- Freshwater Village development (commencing 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:

- Local shops (including Gym, 7-eleven service station, food retailers, bottle shop) – 1.10 km
- Living Faith Lutheran Primary – 1.60 km
- Griffin State School – 1.90 km
- Griffin Sporting Complex – 2.30 km
- Murrumba Downs Train Station – 2.60 km
- Undurba State School – 2.60 km
- Murrumba Downs State Secondary College – 2.60 km
- Westfield North Lakes / Ikea – 3.30 km

Murrumba Downs Shopping Centre - 3.80 km • Dohles Rocks waterfront - 4.50 km • Brisbane Airport - 25.00 km • Brisbane CBD - 26.00 km  
A quality home on a block this big won't last! Call Mathew on 0409 275 107 to arrange an inspection.