

**7/44 Fern Parade, Griffin, Qld 4503**

HUGO ALEXANDER  
PROPERTY GROUP

**Sold Townhouse**

Wednesday, 22 November 2023

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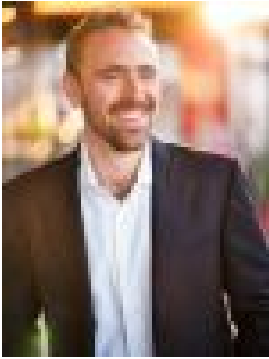
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 320 m2**

**Type: Townhouse**



Adam Nobel



Trent McDermott  
0421205324

**\$585,000**

Positioned within the boutique "Griffin Pocket" complex surrounded by picturesque parkland, waterways, and walking tracks, this architecturally designed residence offers house-like spaces across a convenient single level. Boasting direct street access through the front courtyard as well as rear home entry via both a private garden gate and double remote integrated garage, the home's clever layout will appeal to families, downsizers, and professional couples alike. Freshly painted and featuring stylish contemporary finishes, the interior combines flowing open kitchen, lounge and dining areas with three generous well-positioned bedrooms. Enhanced by a perfect north-south aspect, courtyards at each end of the home welcome natural light and cooling cross-breezes, while creating the ideal alfresco entertaining or kids' leisure space for any time of day or season. A beautiful kitchen with stone benches, Oak feature cabinetry and long island breakfast bar has been equipped with quality European appliances including gas cooktop and dishwasher. Meanwhile, multiple reverse cycle air-conditioning units and ceiling fans throughout promise year-round comfort. The private master bedroom enjoys a modern ensuite and walk-in robe, while two further bedrooms with mirrored built-ins sit in their own wing, serviced by a second spotless bathroom. Additional highlights include a separate internal laundry area, plenty of thoughtful storage plus a choice of secure covered, paved, or grassed courtyard spaces catering to pets, young children, teens, and all-weather outdoor entertaining. Offering access onto the M1/Bruce Highway north or south bound in just 3 minutes, this peaceful yet central address is also less than 5 minutes to Murrumba Downs Shopping Centre with Coles supermarket, specialty stores medical and fitness amenities. A short drive to local schools and childcare, it is only 3kms to North Lakes with the extensive retail and cinemas of Westfield and the area's thriving business and medical precinct. Residents will also enjoy easy connectivity with the beautiful Moreton Bay foreshore, Brisbane Airport or CBD and the Coast. Presenting a fabulous lifestyle or solid investment with proven rental success, this impressive 2016-built terrace home is a must-view.