

**8 Sorrel Street, Griffin, Qld 4503**



**Sold House**

Wednesday, 6 March 2024

**8 Sorrel Street, Griffin, Qld 4503**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 470 m2**

**Type: House**



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**\$850,000**

Welcome to 8 Sorrel St, Griffin, a well-presented family home that sits proudly on a 470sqm corner block that will impress all types of buyers from professional couples, families, retirees, multi-generational and investors. The quality fixtures throughout will impress and once you step outside, the amazing outdoor area will have you convinced this is the perfect opportunity to secure this lovely home. With a lot of smaller block sizes in Griffin, this one is an exception and you will love the extra space. It is a fully fenced yard and with the potential for side access, there is room to store campers, caravans, boats or trailers etc. Alternatively, there is room to keep the kids happy and put a pool in for next summer! If you like to get out and walk, the walkways adjacent to the bordering bushland is perfect and the kids will love Peppercorn Park, a couple of minutes' walk away.

- Built in 2014
- 470sqm fully fenced corner block
- Potential for side access to store campers, caravans, boats or trailers
- Room to put in a pool!
- Short walk to Peppercorn Park and walkways

As you make your way through the home, you will notice how meticulous the owners have maintained the home and its perfect to move in and enjoy. Positioned to the front of the home, the master suite impresses with the ever-popular plantation shutters, ducted air-conditioning, ceiling fan, walk-in robe and well equipped ensuite. The ensuite is finished with stone benches, lovely fixtures, large shower, toilet and roller blind. Designed perfectly to allow space and privacy for the parents, the additional three bedrooms are to the rear of the home and zone perfectly for those with older children, multi-generational families or those that have guests come to stay. The three bedrooms feature built-in robes, sheer and block-out roller blinds, ducted as well as ceiling fans and are serviced by the main bathroom that features stone benches, quality fixtures, shower, bath and roller blind. There is an adjacent toilet. This zone is complete with an internal laundry with stone bench, space for your washing machine and dryer, single tub, roller blind and access out to the side of the home.

- 4 zone ducted air-conditioning
- Master suite with plantations shutters, ducted air-conditioning, ceiling fan, walk-in robe
- Ensuite with stone benches, lovely fixtures, large shower, toilet and roller blind.
- Three additional bedrooms with built-in robes, sheer and block-out roller blinds, ducted air-conditioning as well as ceiling fans
- Main bathroom featuring stone benches, quality fixtures, shower, bath, roller blind and adjacent toilet
- Internal laundry with stone bench, space for your washing machine and dryer, single tub, roller blind and access out to the side of the home
- Hallway linen

Centrally located and the heart of the home is the kitchen and living spaces that beautifully flow out on to the undercover alfresco and wonderful open deck. The chef of the family will love preparing meals in the expansive kitchen whilst friends and family mingle and entertain. The kitchen features large stone bench, stainless steel appliances including dishwasher, electric oven, 5 burner gas cook-top, double sink, fridge recess and ample overhead cabinets, large drawers and pantry space. It is open yet still zoned for dining, family and living. The living zone is carpeted and has block-out blinds so could be the perfect place to watch TV, movies or your favourite sporting team. Bring the outside in with three sliding doors out to the undercover alfresco that you will adore. Look at over the kids playing in the turfed backyard and take in the spectacular garden that the owners have established with a large range of native plants, fruit trees and many other varieties. It is low maintenance and set-up with automatic irrigation. On those sunny days, put the umbrella up, and sit out on the open deck and take in those beautiful Griffin breezes that come through. As the sun goes down, sit out under the stars and enjoy dinner and drinks!

- Open plan with kitchen, dining, family and living zones
- Sheer and block-out blinds
- Expansive kitchen featuring large stone bench, stainless steel appliances including dishwasher, electric oven, 5 burner gas cook-top, double sink, fridge recess and ample overhead cabinets, large drawers and pantry space.
- Carpeted living zone with block-out blinds perfect for a media room
- Uncover alfresco with large open deck
- Three sliding doors out to alfresco
- Spectacular garden with a large range of native plants, fruit trees and many other varieties
- Low maintenance and set-up with automatic irrigation

Additional features include:

- Security mesh on front door
- Security cameras
- Double remote garage
- NBN – Fibre to the Premises (FTTP)
- Side pedestrian gate
- Clothesline
- Security screens on all windows
- Gas 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 2024, 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 areasLocation:• Griffin State School – 2.10km• Griffin Sporting Complex – 1.80km• Living Faith Lutheran Primary – 3.00km• Murrumba Downs Train Station – 4.00km• Murrumba Downs Shopping Centre – 4.00km• Undurba State School – 4.00km• Murrumba Downs State Secondary College – 4.00km• Westfield North Lakes / Ikea – 5.00km• Brisbane Airport – 25km• Brisbane CBD – 26kmA quality home on great size block won't last the first week! Please inspect at one of the scheduled open homes.