

# 80 Junction Road, Griffin, Qld 4503



## Sold House

Friday, 9 February 2024

80 Junction Road, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 394 m<sup>2</sup>

Type: House



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**\$746,000**

Welcome to 80 Junction Road, Griffin! This lowset 4-bedroom home ticks all the boxes for the busy family, as it has two living areas, two bathrooms and a very safe and private fully fenced backyard in a desired location across from bushland. You will love the peaceful and private location yet still so close to the highway, local shopping, community sport and of course the Griffin waterfront.

- 2014 build
- Griffin Crest estate
- Fully fenced 394sqm block
- Located across from peaceful bushland
- Close to all amenities, highway and waterfront

The heart of the home has got to be the classy kitchen overlooking the living/dining area, with triple stacking sliding doors that open out to the rear deck. The kitchen is lovely and well-appointed with a large stainless steel gas cooktop, stone benches, dishwasher, and lots of cupboard space. The living/dining is air conditioned and has feature shelving on the walls for you to dress up the space however you like. There is a second 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 master bedroom which is positioned at the rear is air conditioned, has a nice view to the backyard, and has a brilliant walk-in wardrobe and spacious ensuite. Do you suffer from Allergies? There is no carpet in the home! Hard floors throughout, so the appeal is never lost and it's easy to keep the floors clean! All of the bedrooms are equipped with fans, mirrored built in robes, security screens and window covering.

- Classy kitchen with stainless steel appliances including gas cooking, oven and dishwasher; stone benches, lots of cupboard space
- Air-conditioned living/dining space with featured shelving
- Versatile second living area
- Master bedroom with air-conditioning, walk-in robe, ensuite
- Three additional bedrooms with fans, mirrored built-in robes, security screens and window coverings
- Hard floors throughout

The double garage is just what you need and you don't lose space to the laundry. The laundry is big, separate and has a door out to the clothes line for your convenience. For those who like to keep fresh air and the outdoors close, you will love kicking back on the deck and enjoying the backyard which is lined with retained garden beds and palm trees. In complete privacy, it is the perfect spot to relax with your morning coffee.

- Double remote garage
- Separate laundry – access to clothesline
- Rear covered patio area with timber decking
- Lovely backyard, turfed and lined with palms and shrubs
- Garden shed
- Security screens throughout
- NBN ready
- Solar

Currently tenanted at \$570 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 – 2.0km
- Murrumba Downs Shopping Centre – 2.3km
- Griffin Sporting Complex – 3.2km
- Undurba State School – 3.6km
- Griffin Water front – 3.9km
- Murrumba Downs State Secondary College – 4.3km
- Living Faith Lutheran Primary – 4.5km
- Living Faith Lutheran Primary – 4.7km
- Griffin State School – 5.1km
- Murrumba Downs Train Station – 5.5km
- Westfield North Lakes / Ikea – 6.0km
- 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!