

81 Nutmeg Drive, Griffin, Qld 4503



Sold House

Friday, 25 August 2023

81 Nutmeg Drive, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 472 m2

Type: House

\$760,000

Located in a family friendly pocket of Griffin, close to amenities and the future Freshwater Village, this home is perfect for first home buyers, couples, downsizers, young families, retirees or investors – local and interstate. Freshly painted interiors have this home feeling new and ready for the right buyer to call it home. With a lot of smaller block sizes in Griffin, this one is an exception with a great 472sqm fully fenced yard! Smartly designed and zoned for the modern family, with ducted air-conditioning throughout, it features four bedrooms including a master bedroom located to the rear off the property, away from the other bedrooms. It's private, with leafy views and features ducted air-con, a ceiling fan, block-out curtains, a walk-in robe and well-appointed large ensuite which includes a shower, vanity with double basin and toilet. Located to the front of the property are the additional three bedrooms with an adjacent study nook accommodating room for two workstations and would be perfect for the kids doing their homework or for those working from home. The bedrooms all include laminate flooring installed in the last few years and two of the bedrooms have built-ins and all feature fans and roller blinds. They are serviced by the main bathroom that includes a bath, separate shower, large mirror, single basin and roller blind for privacy. There is an adjacent separate toilet and internal laundry with side access.

- Family friendly pocket of Griffin, 2010 build, 472sqm block
- Lovely street appeal with low maintenance gardens
- 4 bedrooms, 2 bathrooms
- Freshly painted interiors
- Ducted air-conditioning throughout
- High ceilings
- Master bedroom with ducted, fan, block out curtains, walk-in robe and large ensuite
- Additional bedrooms with ducted, fans, roller blinds and two have built-in robes
- Laminate flooring throughout bedrooms – installed 2020
- Main bathroom including shower, bath, large mirror, single basin and roller blind
- Adjacent separate toilet and internal laundry with side access
- Double linen

If you love to cook, you will love the size of this kitchen with a large stone bench that accommodates for so much seating in breakfast bar style. It is the perfect place for family and friends to gather whilst meals are being prepared. A kitchen of this size provides a large amount of cupboard and drawer space and is accompanied with stainless steel appliances including a Chef oven and Bosch dishwasher, dual basin with custom tapware, large fridge recess (with plumbing) and we can't forget the gas cooking – so popular with buyers! What can't be questioned in this home is the sheer amount of light the main living area receives. Large windows bordering the living area produce gorgeous natural light and the combination of high ceilings create the perfect space to relax with the family or host friends and extended family. The open plan tiled dining and living area is spacious, featuring ducted, fan, custom light fixtures and if privacy is called for, the living area has roller blinds throughout. The design cleverly integrates year-round entertaining with a sliding door opening out on to the patio area. The patio is very spacious and caters for plenty of guests. It is private, relaxing and our new owners could transform this area even more to suit their style. Our current owners have been meticulous in the garden with low maintenance varieties that have created a green leafy backdrop to the living area that is calming and reflective of their pride in the backyard. There are additional turfed areas for the kids to play and the pets have been accommodated for too!

- Lovely kitchen with large stone bench and breakfast bar
- Large cupboard and drawer storage
- Stainless Steel appliances – Chef Oven, Bosch dishwasher
- Dual basin, custom tapware, large fridge recess with plumbing connection
- Gas cooking
- Spacious open plan living and dining, ducted air-conditioning
- Plenty of natural light from large windows
- Roller blinds in living area
- Sliding door to large patio area
- Established low maintenance gardens

Other features include:

- 5kw Solar
- Gas hot water
- Security mesh to front, side and laundry doors
- Remote double garage with backyard access
- Small shed
- Pedestrian side access
- 5000L water tank
- Clothesline
- Cat enclosure

This street 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) – 800m
- Griffin State School – 1.40 km
- Griffin Sporting Complex – 1.80 km
- Living Faith Lutheran Primary – 2.40 km
- Undurba State School – 3.40 km
- Murrumba Downs State Secondary College – 3.40 km
- Murrumba Downs Train Station – 3.40 km
- Dohles Rocks waterfront – 3.90 km
- Murrumba Downs Shopping Centre – 4.00 km
- Westfield North Lakes /

Ikea - 4.10 km • Brisbane Airport - 25.00 km • Brisbane CBD - 26.00 km A quality home like this one won't last long, please inspect at one of the scheduled open homes or call Mathew on 0409 275 107 for more information.