

**95 Shoreview Boulevard, Griffin, Qld 4503**



**Sold House**

Sunday, 20 August 2023

95 Shoreview Boulevard, Griffin, Qld 4503

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**

**\$665,500**

Situated in the Shoreview Riverside Estate of Griffin, and offering easy access to the Bruce Hwy, Pine River, Shops & Amenities, investors, and homeowner's alike will be impressed by this lovely home! Offering an open plan living, dining & kitchen area, large bedrooms, and air conditioning, you will not be disappointed! Situated in a central position, this home is within short distance to all amenities including public transport, a short drive to shops such as Westfield North Lakes and IKEA, and local schools nearby! This home is finished well with elegant fixtures and fittings and the current tenants do an amazing job of looking after and caring for their home. Currently with a lease agreement in place until 9th January 2024, this home offers a great opportunity for investors looking for the PERFECT tenants or for Owner occupiers looking for their new home! Property Features Include:- Master bedroom with air conditioning, ceiling fan, spacious built in robe & luxury ensuite - 3 additional good size bedrooms all with built in robes and ceiling fans- Study nook upon entry- Open plan dining and living area with air conditioning & ceiling fan- Impressive kitchen complete with electric cook top, dishwasher & plenty of cupboard space- Family bathroom with bath & separate toilet- Undercover alfresco with ceiling fan overlooking the low maintenance yard- Double remote-controlled garage with internal access- Separate Laundry room with door & direct access outside- Built in 2021 by Creation Homes- Currently leased for \$530 per week until 9th January 2024- Updated Rental Expectation \$580 -\$600 per week Close to a range of private and state schools and located just a few minutes from the Bruce Highway, Coles & specialty shops at Murrumba Downs. Only 5 minutes to North Lakes, 15 min to the Airport & 25 min to the Brisbane CBD. In a location this prime, this home won't last long! Call George Patsavouras today on 0408 828 484. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.