

# 103 Awesome Parade, Griffin, Qld 4503



## House For Sale

Sunday, 23 June 2024

103 Awesome Parade, Griffin, Qld 4503

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 461 m2

Type: House



Mathew McCullagh  
0731424263

## Offers Over \$929,000

Located in the sought after and predominately owner-occupied Griffin Crest estate, we present 103 Awesome Parade, an immaculate Stylemaster home that has been meticulously finished. This home exudes street appeal, with its elegant façade, contemporary tones and a charm that will make you absolutely fall in love the first time you come through. If you have been waiting for a stunning home to hit the market, this is your opportunity to call it your own. Completed in 2021, this near new home with steel frame construction sits proudly on a 461sqm block and with no neighbour opposite and a row of only 4 houses, this positioning gives you added privacy. As you make your way through the lovely timber front door, your eyes will take in the high ceilings and wider hallway immediately, creating an increased depth of space that is consistent throughout. The cleverly designed floorplan includes four bedrooms, multiple living areas, a stunning kitchen and walk-in pantry, open plan living, solar, zoned ducted air-conditioning and so much more. This home will suit professional couples, young families, retirees, investors and multi-generational buyers.

- 2021 Stylemaster Home
- Stunning street appeal with elegant façade & contemporary tones
- Steel frame construction
- 461sqm block
- 4 zone Daikin ducted air-conditioning
- High Ceilings
- Wide hallway

Positioned to the front of the home is the gorgeous master suite with its spacious main bedroom with plantation shutters, ducted air-conditioning, ceiling fan and walk-in robe with custom shelving. It also features a large ensuite that screams luxury with a free-standing bath perfect for that soak that will leave you completely relaxed after a long day of work. There is a stone top vanity with his and her basins and mirrors, shower with rainfall shower head and large shelf recess, separate toilet with door, roller blinds and finished with black fixtures. The classic white and black contrast is consistent throughout and really gives this home an amazing impact. Centrally located is the second living, a carpeted media room that is perfect for watching your not to be missed streaming shows, movies or cheering on your favourite sporting teams. There is black custom built-in cabinetry that spans the length of the room, perfect to store all of your electronics and maybe your movie snacks! You will be comfortable all year round with ducted air-conditioning and this room also features block out blinds and doors. Across from the media is the massive walk-in linen. There is enough room to not only fit all your linen needs, but your office supplies and maybe even stock if you run a little home business.

- Gorgeous master suite with spacious main bedroom, plantation shutters, ducted air-conditioning, ceiling fan, walk-in robe with custom shelving
- Large ensuite with a free-standing bath, stone top vanity with his and her basins and mirrors, shower with rainfall shower head and large shelf recess, separate toilet with door and black fixtures
- Carpeted media room with custom built-in cabinetry, ducted air-conditioning, block out blinds and doors
- Massive walk-in linen with power

The additional three bedrooms are split, with one bedroom centrally located and two to the rear of the home. This makes for versatile living with couples that may have a baby or young child, the bedroom closer to the main could be the perfect nursery. Multi-generational buyers will love that the design allows for two bedrooms separated from the master giving different areas of living. They all feature ducted air-conditioning, mirrored robes, screens, black ceiling fans and roller blinds. They are serviced by the main bathroom which consistent with the ensuite is of high quality and features vanity with stone bench and single basin, mirror, bath, shower with rainfall shower head, roller blinds and finished with black fixtures. There is a well sized laundry adjacent with single tub with stone bench, space for washing machine and dryer, broom closet and glass door with access to the side of the home.

- Three additional bedrooms with ducted air-conditioning, mirrored robes, screens, black ceiling fans and roller blinds
- One bedroom close to the master – perfect for a nursery, two bedrooms to the rear of the home
- Main bedroom features vanity with stone bench and single basin, mirror, bath, shower with rainfall shower head, roller blinds and finished with black fixtures
- Internal laundry with single tub with stone bench, space for washing machine and dryer, broom closet and glass door with access to the side of the home
- Smaller second linen or games cupboard

The warm and inviting open plan kitchen, dining and living space is the heart of the home and you will love entertaining friends and family in this space. The chef of the family will love everything it has to offer from the beautiful stone bench top, quality appliances including 900mm oven with 5 burner gas and dishwasher, soft-close drawers, feature matte black dual sink with drainboard and gooseneck tapware, large plumbed in fridge recess and pendant lighting. A quality kitchen like this would not be complete without a large walk-in pantry. This space is perfect for storage, additional appliances and organising all your ingredients for the busy cook! The family and dining zone is spacious and is the perfect size for small or larger families to come together. It captures plenty of light, features ducted air-conditioning, ceiling fans, roller blinds and curtains. It integrates perfectly with the outdoor alfresco with the transition from internal to external entertaining seamless.

- Open plan kitchen, dining and living
- Chefs kitchen with beautiful stone bench top, quality appliances including 900mm oven with 5 burner gas and dishwasher, soft-close drawers, feature matte black dual sink

with drainboard and gooseneck tapware, large plumbed in fridge recess and pendant lighting • Large walk-in pantry - perfect for additional storage and appliances • Spacious living and dining zone with ducted air-conditioning, ceiling fans, roller blinds and curtains The covered alfresco entertaining area is tiled, private and accommodating surrounded by low maintenance turfing and finished pebbles and pavers. The backyard lighting further increases the ambience and charm of this home and there is enough space for the little ones to play or the family pet to enjoy. There is a garden shed and pedestrian gates on either side of the home. Additional features include NBN, natural gas, solar, double glazed windows and high-quality insulation. • Covered alfresco entertaining area • Garden shed • 6.6kw Solar • NBN (FTTP) • Natural gas • Double glazed windows • High quality insulation

Griffin is a family-friendly area with parklands, walking paths, surrounding bushland and a wonderful community spirit. The Dohles Rocks ramp is only a short drive away, perfect to launch your boat off from or enjoy lunch by the water. The location is ideal, only minutes to the highway, schooling, Murrumba Downs Shopping Centre and future developments such as Freshwater Village commencing this year, you will be located close to all of Griffin's amenities.

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:

- Murrumba Downs Shopping Centre – 1.8 km
- Griffin Sports Complex – 2.50 km
- Undurba State School – 2.70 km
- Murrumba Downs State Secondary College – 2.70km
- Dohles Rocks waterfront – 3.00 km
- Living Faith Lutheran Primary – 4.00 km
- Griffin State School – 4.3 km
- Murrumba Downs Train Station – 5.00 km
- Westfield North Lakes / Ikea – 5.8 km
- Brisbane Airport – 23km
- Brisbane CBD – 24km

Homes of this quality won't last long, so please inspect at one of our first scheduled open homes!