



3 YEAR OLD TOWNHOUSE

Positioned in a tightly held complex at **4/289 Brays Road, Griffin**, this is the kind of opportunity buyers wait for but rarely see advertised.

Offering the perfect blend of comfort, style and convenience, this immaculate two-storey townhouse exudes sophistication and functionality in every way.

Built in late 2023, this low maintenance property situated in the boutique complex of only 13 townhouses, offers the high-end premium finishes throughout and every detail has been carefully considered to ensure an elevated living experience.

Designed for a modern living, this residence is a sanctuary of elegance and practicality, providing seamless transition for anyone looking to enjoy an amazingly maintained home.

This spacious townhouse offers a timber flooring living areas that flow to a well appointed kitchen and a private, covered outdoor entertaining space. The fully fenced courtyard provides additional security and privacy.

UPSTAIRS

You will find three generously sized bedrooms, with the master bedroom air conditioned with a balcony, ensuite and walk in robe, while the additional bedrooms feature Built In Robes.

3 2 1

Price Offers Over \$799,000
Property Type Residential
Property ID 11874

AGENT DETAILS

Aimee Marsh - 0435100443

OFFICE DETAILS

Griffin
0435100443



A central bathroom serves the rest of the bedrooms while for those who work from home or need a quiet space for study, the study nook is strategically positioned in the middle of all bedrooms, offering a built-in desk.

DOWNSTAIRS

At the heart of the home lies well equipped, open-plan kitchen with all the necessary, modern, appliances, such as gas cooktop, electric oven, dishwasher and ample cupboard and pantry space. Furthermore, the kitchen area captures plenty of natural light from the outdoor patio which lightens up the space elegantly.

The dining area and living space are located adjacent of the kitchen and are spacious enough for the families to enjoy, perfectly connecting and overlooking the courtyard. The main air-conditioning unit is located in the living area, strategically supporting the living space and the kitchen area.

At the entrance of the property, there is a separate laundry area with an additional toilet.

An additional storage space is located under the stairs on the ground floor.

Single lockup garage with a remote electronic control is spacious enough to store some of the family's good as well.

Features:

- Built in late 2023
- Flood Free
- Boutique Complex of 13 townhouses
- Three bedrooms
- Two Bathrooms
- Single lockup garage

CLOSE PROXIMITY TO:

- Griffin State School
- Childcare Centres
- Living Faith Lutheran Primary School
- Murrumba State College
- Griffin Medical Centre
- Castle Hill Village Shopping Centre
- North Lakes Shopping Centre
- Peppercorn Street Park

DRIVING DISTANCE TO:

- Brisbane Airport (20 minutes)
- Brisbane CBD (30 Minutes)
- Sunshine Coast (40 minutes)
- Bribie Island (35 minutes)
- North Lakes (7 minutes)
- Caboolture Hospital (22 minutes)
- Royal Brisbane and Women's Hospital (30 minutes)

For any enquiries, please reach out to Aimee Marsh on 0435 100 443.

Whether you're a first home buyer, downsizer or savvy investor, this low-maintenance property offers unbeatable convenience just moments from

schools, shops, transport and the waterfront.

Quietly tucked away yet close to everything, it's the perfect blend of lifestyle and smart buying in one of Griffin's most in-demand pockets.

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