



**SOLD**

## HUGE BUYER ENQUIRY ON THIS GRIFFIN BEAUTY, AND ANOTHER TOP MARKET SALE FOR COL STREET OF DEALSDONE R

If you add up the extras in this property you'll quickly see the fantastic value for money, and appreciate the comfort & convenience of coming home to this residence no matter what the season.

One careful owner has invested money over the last 3 years from new, now YOU can take advantage of that, and still enjoy the balance of Builder's warranty for some years to come.

The open plan design is complimented by 2550 ceilings. Ducted- air is installed, and a modern kitchen with stone benches is the central part of the home. Family areas lead out to a generous private undercover entertaining spot.

The in-ground pool is solar heated for all year round use. Inside entertaining is great in the closed off movie room.

This is indeed a wonderful package for the family wishing to live in modern comfort, and be located so close to Schools, Parks, Transport and Major Shopping outlets and Cinemas. The generous and commanding 616m2 block is private and offers room for the children and pets to romp around safely.

Peace of mind is there also as the construction is still under warranty for some years to come. Offering:-

- \* commanding 616m2 lot
- \* ducted air -con & ceiling fans
- \* solar heated in-ground pool
- \* gas cooking and stone benches
- \* movie room, and large undercover pergola

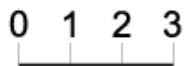
4 BED | 2 BATH | 0 CAR

PRICE:  
\$548,800

OPEN FOR INSPECTION:  
N/A



**Col Street**  
dealsdone@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 159.92m<sup>2</sup>  
 EXT : 45.9m<sup>2</sup>  
 GARAGE : 37.81m<sup>2</sup>

## 47 Elderflower Circuit, Griffin

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.