



## FOR SALE

### SOLD BY MATHEW ANDERSON @ REALTY - GRIFFINS ONLY LOCAL REAL ESTATE AGENT

Looking for something simply better for your next home? This immaculately presented modern executive home was built in 2014 and sparkles just like brand new! Beautifully constructed and tucked away in a quiet street in Griffin, this home exudes space, style and sophistication and is presented to market by the original owners who purpose built this quality superior style family home to live in.

Packed full of upgrades and features and offering fantastic street appeal, a central position and a neat low maintenance yard, this home represents great value for investors, growing families or a professional couple and is placed within close proximity to shops, schools and public transport.

The front portico & impressively scaled entry greets you as you step into the modern interior with stylish modern flooring welcoming you home and leading you into this private retreat.

The heart of this home is the central living area with kitchen, living and dining spaces connecting through to the alfresco area, the open plan layout with airy space is flooded with natural light create a feeling of openness and spaciousness.

Designed to delight the finest gourmet chef, the stunning upmarket kitchen features deluxe stone benchtops, high quality restaurant standard appliances including 90cm oven, dishwasher, 5 Burner gas cooktop, twin benches and a walk pantry to complete! This chef's delight is spacious & stunning.

This home provides all the privacy and space you need with four bedrooms, master with ensuite, aircon & WIR, main bathroom with freestanding bath. All bedrooms have, built ins and are brightened by large windows with modern window treatments.

The features here are generous with functional design and meticulous craftsmanship evident throughout this 187m2 home. Offering split system reverse cycle air conditioning, upgraded lighting fixtures, crimsafe style security screens, Solar power, tiled garage floor, manicured gardens with fully fenced private rear yard just to mention a few.

Built to last this home features a high standard of quality brick construction with a solid

4 BED | 1 BATH | 2 CAR

#### PRICE:

Offers Over \$449,000

#### OPEN FOR INSPECTION:

N/A



**Mathew Anderson**

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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.

EXT - 19 sqm

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Every effort is made to ensure accuracy. All measurements, positioning and fixings are approximate. Measurements in metres.

**@realty**