

FOR SALE

SOLD

Positioned in up and coming Griffin within easy walking distance to shops, schools and public transport this immaculate modern family home is offers the perfect combination of convenient family living with a sought after relaxed entertaining lifestyle.

The front portico welcomes you home as you step through the front door into the modern interior with master at front with en-suite and walk in robe.

Designed with family living in mind, the large open plan living, family & modern kitchen forms the central hub of this home and features ample bench and cupboard space. This bright and functional kitchen adjoins the dining and living room flowing out onto the covered rear entertaining area.

This rear yard is perfect for kids and pets and is the perfect spot for summer barbecues with friends or a quiet drink at sunset as you unwind into the weekend.

With fantastic street appeal this J Pippin Home is fully landscaped and fenced on a in a quiet street close to parks and bushland. The home was built in 2015 with modern finishes and fixtures on an easy care 313m2 block. The property is currently generating a solid rental return with a tenancy in place until March 2020. This home would be ideal for the savvy investor looking for long term capital growth potential in the Griffin Area.

Featuring:

- contemporary kitchen with dishwasher and stainless steel appliances
- security screens
- air conditioning & ceiling fans in the bedrooms
- Generous master bedroom with en-suite
- Private patio area for outdoor dining.

3 BED | 2 BATH | 1 CAR

PRICE:

Offers Over \$389,000

OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

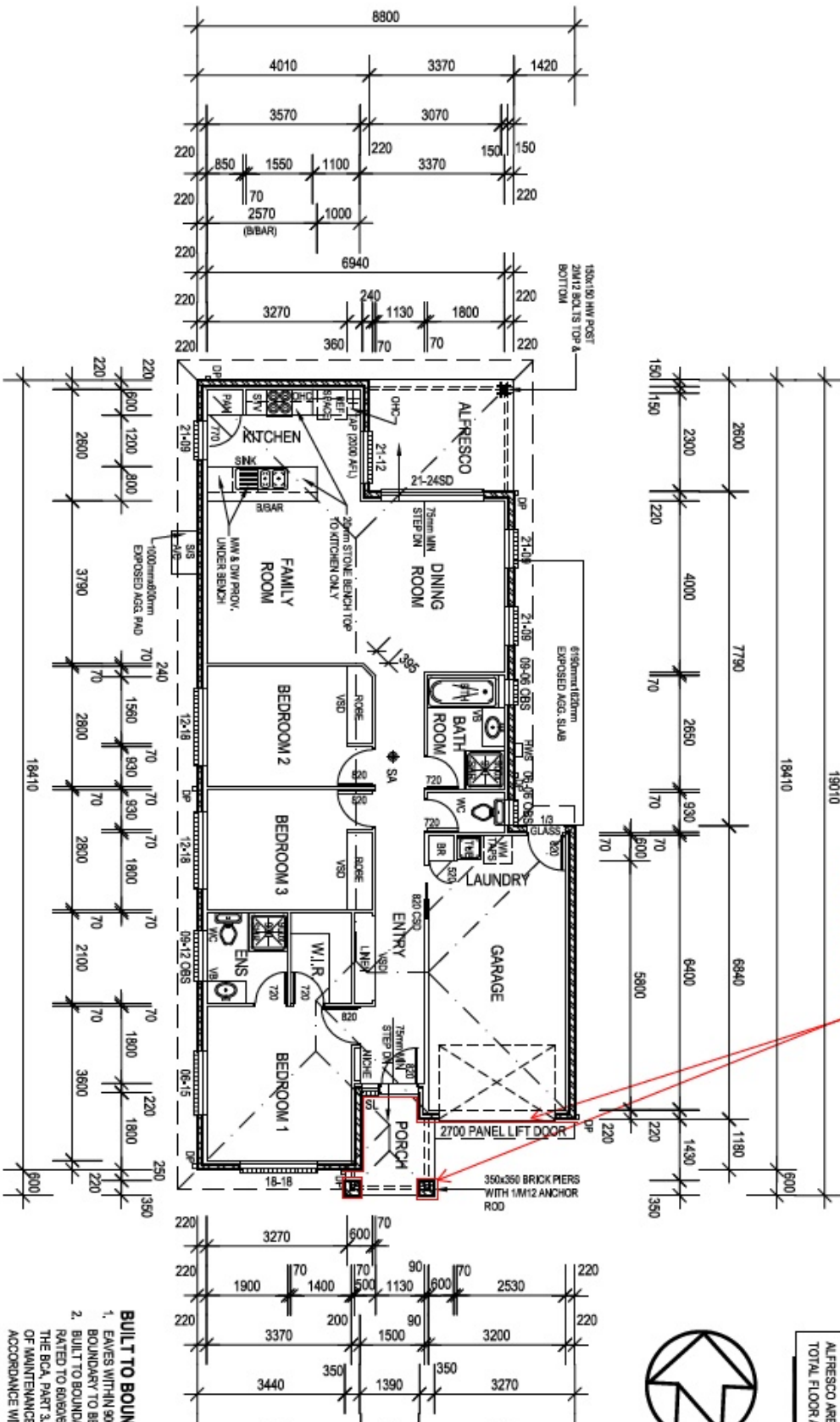
homes P/L
 "A Part of Excellence"
 OESA Lic. 1209969 AEN 50 150 026 921
 Unit 3, Building 3, 205 Lettner Rd, Berridge, Q

NO.	REVISIONS
A	BANK PLANS - 05/03/14
B	WORKING DRAWINGS - 07/05/14

HOUSE TYPE: **WY**
 ELEVATION: **A**
 GARAGE SIDE: **RHS**

CLIENT: **PROPOSED DWELLING**
LOT 307 ZEPHYR STREET
GRIFFIN

SCALES (AT A3 SIZE)	JOB No.	SHEET
1:100 0 1000 2000	13329	2 OF 2
	DRAWN BY/REV NO.	JB/AY SP26593
	WIND DIRECTION	N2 MAR '14



TERMITES MANAGEMENT SYSTEM
 1. Two (2) concrete slabs, finished with AS 3560 118, installed between any new patios, entries, carport slabs or driveways which will be poured separately against the dwelling slab. Install either Termitech, Kordon, Chemical Retardation System or maintain a min. 75mm visual barrier to existing dwelling slab edge. Termite System installation to comply with the BCA, Section 3.1.3, AS 3660 1-2000 and the manufacturer's specifications.

INFORMATION
ROOF PITCH: 150mm
ROOF OVERHANG: 450mm
Ceiling Height: 2400mm
ROOF TYPE: SHEET
FLOOR AREA: 118 m²
HOUSE FLOOR: 4.1 m²
PORCH AREA: 6.8 m²
ALFRESCO AREA: 4.7 m²
TOTAL FLOOR AREA: 22.6 m²

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.



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