

ADDRESS UPON REQUEST



## FOR SALE

### 3-BEDROOM HIDDEN GROVE TOWNHOUSES - IDEAL FOR INVESTMENT!

This THREE bedroom, TWO bathroom townhouse in Griffin, one of the best investments you will find in the North Brisbane area with excellent return. The unit boasts 3 large bedrooms and bathrooms with air conditioners in living area and master.

Situated just 5 minutes from North Lakes Westfield major shopping precinct, 5 minutes to the train station and right next door to Griffin State School. This townhouse forms part of the Hidden Grove 90 townhouse complex.

Hidden Grove is one of the most sorted after complexes within the Griffin area for tenants and investors alike.

Since the Denmak Developments construction in 2017 the complex has had 100% rental occupancy.

Above market rental prices are achieved consistently due to a combination of quality construction, elite onsite property management, executive appearance with manicured gardens and adjacent nature strip.

The 90 townhouses are spaciouly set out with the resort style pool being the centre piece of the complex.

Visitor parks have been placed around the complex to accommodate extra guests during holiday periods. Most units allow for parking within the garage and on driveway unlike the competition complexes.

This year we'll see the construction of the Griffin Neighbourhood Centre on Brays Road. This will include a major supermarket and specialty shops along with health services, sport, food and drink outlets, all with walking distance to Hidden Grove.

Ticking all the boxes with:

- \* High quality fittings and fixtures.
- \* Gas hot water system and gas cooktop.
- \* Air Conditioned in the main bedroom and living area.
- \* Huge bedrooms and bathrooms.
- \* Laundry is separate to the garage.
- \* CCTV throughout the complex

3 BED | 3 BATH | 1 CAR

PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A

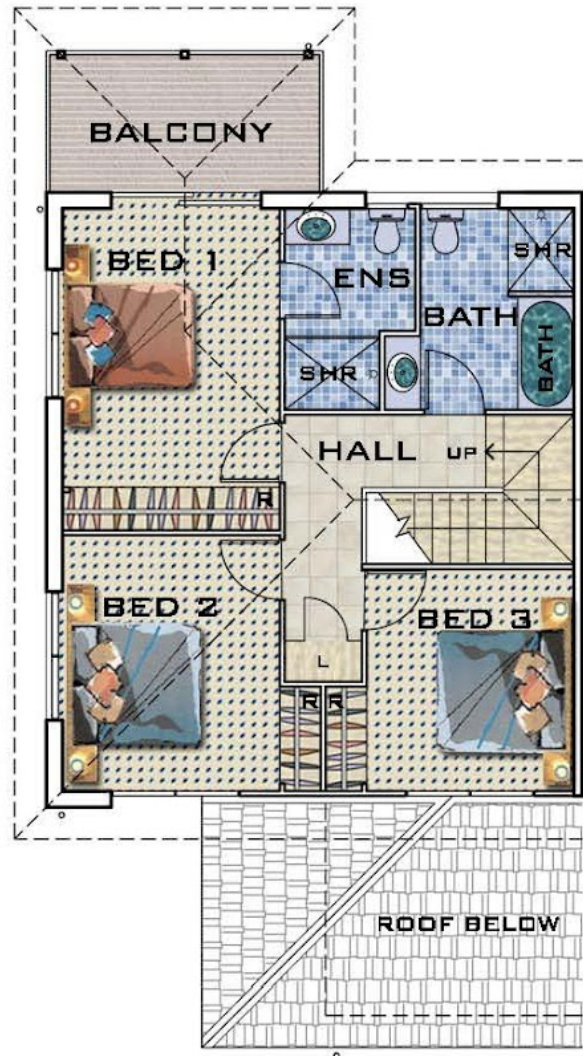


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# TYPE K - BALCONY UNIT

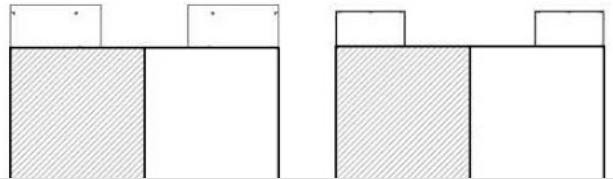


**GROUND FLOOR**  
SCALE 1:100



**FIRST FLOOR**  
SCALE 1:100

AREAS	
GFA	- 122.96 M2
GARAGE	- 19.53 M2
PATIO	- 17.61 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.

**DENMACK DEVELOPMENTS**

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