

# Sunray Parade, Griffin, QLD, 4503



## Townhouse For Sale

Saturday, 23 November 2024

Sunray Parade, Griffin, QLD, 4503

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## **Stylish and Modern 3 Bedroom Townhouse in Griffin - Perfect for Investment!**

Welcome to "Griffin Meadows", a near new boutique townhouse complex that offers spacious and comfortable living spaces in a tranquil location.

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 10 minutes from North Lakes Westfield major shopping precinct, 5 minutes to the train station and 2 minutes to Griffin State School.

Griffin Meadows is one of the most sorted after complexes within the Griffin area for tenants and investors alike. Since Philip Usher construction in 2023 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.

This townhouse has an impressive tenant in place wanting to stay on.

Features that will surely impress:

- Fully Ducted Air-conditioning
- Downstairs is fully tiled with open plan lounge and dining room and access to your fenced backyard with covered patio area and garden shed
- Large kitchen with stone benchtops, with modern appliances, including dishwasher
- Main bedroom with walk-in robe, ensuite & balcony
- All bedrooms have built in wardrobes and ceiling fans
- Main bathroom with separate bath
- The laundry is located downstairs with a third toilet for extra convenience
- Security screens and flyscreens on all doors and windows
- Lockup garage with remote access

PLEASE NOTE THAT THE PHOTOS ARE INDICATIVE ONLY.

PLEASE EMAIL US FOR THE COMPREHENSIVE INFORMATION PACK.