



## Griffin, 13 Wedge Tail Court

### MODERN ELEGANCE + EFFORTLESS LIVING

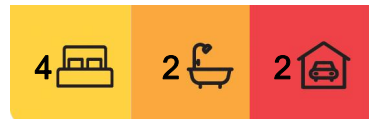
Discover the elegance of 13 Wedge Tail Court, a modern two-story home that offers a lifestyle of comfort and convenience in Griffin.

Upon entering this two-story residence, you are greeted by an elegant study, ideal for professionals working from home or as a quiet reading nook. The open plan living and dining areas, enhanced by ducted air conditioning across four zones, create an inviting atmosphere for entertaining and relaxation. The kitchen, a chef's delight, is equipped with modern appliances and stone bench tops, making it the heart of the home. Adjacent to the kitchen are the key living areas, providing a fluid and dynamic space for family interaction and social gatherings.

The upper level consists of four well-sized bedrooms. The master suite serves as a luxurious retreat, complete with a walk-in robe and ensuite. The additional bedrooms offer built-in or walk-in robes and are serviced by a centrally located main bathroom.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
\$750 per week

**View**  
By Appointment

**Contact**  
**Elizabeth Stewart**  
estewart@ljh-kallangur.com.au  
**Kirsten Kopittke**  
0437 047 253  
kkopittke@ljh-kallangur.com.au

**LJ Hooker Kallangur | Murrumba Downs**  
**(07) 3204 4666**

Outdoor living is a breeze with a covered alfresco area, perfect for dining under the stars or enjoying the Queensland sun. The well-proportioned yard offers ample space for a pool, making it an ideal spot for family fun and entertaining.

To ensure year-round comfort and security, the home also includes solar panels, security screens and ceiling fans. A substantial two-car garage offers secure parking and additional storage.

Property Features:

- \* Four bedrooms with built-in robes, main bedroom with walk-in robe and ensuite
- \* Modern kitchen with stone bench tops & ample preparation space
- \* Spacious open plan living and dining
- \* Covered alfresco area
- \* Great sized backyard
- \* Ducted air conditioning across four zones, plus ceiling fans
- \* Study/ office space
- \* Solar power
- \* Security screens
- \* Two-car remote access garage
- \* 500m2

Location:

- \* 2.4km to Fenrir Riverwood Dog Park
- \* 3.8km to Griffin State School
- \* 4.1km to Murrumba Downs Shopping Centre
- \* 4.1km to Bray Farm Park
- \* 7.4k to Westfield North Lakes
- \* 12km to Costo Wholesale North Lakes
- \* 17.6km to Woody Point

Water Charges Apply

Disclaimer:

\*\*\* INSPECTIONS are a MUST before applications can be submitted \*\*\*

To arrange an inspection please click on the register to inspect tab or book inspection tab, this will then prompt you thorough to show inspection times or email you a link to arrange inspections. Should times not be available you will be notified as soon as more times are released or inspections become available again.

We accept our LJ Hooker Kallangur application forms and applications from 2 Apply ONLY. Other application platforms (1form, Ignite, Snug etc) are not accepted.

Once you've registered for an inspection or inspected, you'll receive an email with links to both of the above application forms.



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## More About this Property

<b>Property ID</b>	26HXF39
<b>Property Type</b>	House
<b>Land Area</b>	500 sqm
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Elizabeth Stewart

Property Investment Manager | [estewart@ljh-kallangur.com.au](mailto:estewart@ljh-kallangur.com.au)

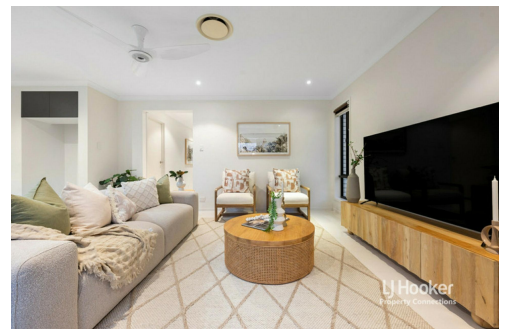
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Business Development Manager | [kkopittke@ljh-kallangur.com.au](mailto:kkopittke@ljh-kallangur.com.au)

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1427 Anzac Avenue, KALLANGUR QLD 4503

[kallangurmurrumbadowns.ljhooker.com.au](http://kallangurmurrumbadowns.ljhooker.com.au) | [LJHooker@LJH-Kallangur.com.au](mailto:LJHooker@LJH-Kallangur.com.au)



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