



Griffin, 1/31 Mistral Crescent

MODERN, LOW-MAINTENANCE LIVING IN A PRIME NORTHSIDE LOCATION

Positioned in a peaceful, modern pocket of Griffin, this low-maintenance home offers a lifestyle of comfort, practicality and convenience. Whether you're a first-home buyer, investor or downsizer, this is the ideal property that ticks all the boxes.

With modern rendered construction, a durable Colourbond roof and a neat street presence, the home is well built and thoughtfully designed for easy living. The private, low-care courtyard includes a covered outdoor entertaining area - perfect for a morning coffee, weekend BBQs or simply relaxing in your own space.

Inside, the home offers a fresh, move-in ready layout with:

- * A light-filled open-plan living and dining area
- * Air conditioning for year-round comfort
- * Well-appointed kitchen with servery bench, stainless steel dishwasher, natural gas



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 Sale
\$639000

View
By Appointment

Contact
Simon Booker
0403 340 240
sbooker@ljh-kallangur.com.au

Liam Booker
0403 340 246
lbooker@ljh-kallangur.com.au

LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

cooktop, ample storage and generous bench space

- * Ceiling fans throughout to complement the flow of natural breezes
- * Neatly presented interiors with neutral tones to suit any style

The home has been designed with easy living in mind, offering just the right amount of space without the upkeep. It's ideal for anyone looking for functionality, style and a low-maintenance lifestyle.

Location Highlights:

- * Situated in a quiet, family-friendly street surrounded by other quality homes
- * Easy access to the Bruce Highway for commuters
- * Minutes from local schools, Griffin train station, parks and walking trails
- * Just a short drive to the North Lakes precinct including Westfield Shopping Centre, IKEA, Costco, restaurants, cinemas and more

This home combines modern comfort with exceptional convenience and is sure to attract attention from buyers seeking lifestyle and location.

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 32044666."

More About this Property

Property ID	27BGF39
Property Type	DuplexSemi-detached
Including	Air Conditioning Toilets (1) Dishwasher Fully Fenced

Simon Booker 0403 340 240

Salesperson | sbooker@ljh-kallangur.com.au

Liam Booker 0403 340 246

Salesperson | lbooker@ljh-kallangur.com.au

LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666

1427 Anzac Avenue, KALLANGUR QLD 4503

kallangurmurrumbadowns.ljhooker.com.au | LJHooker@LJH-Kallangur.com.au



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.

LJ Hooker Kallangur | Murrumba Downs (07) 3204 4666

