

22 Sawmill Drive, Griffin

## SPACIOUS FAMILY LIVING WITH MULTIPLE LIVING AREAS & INGROUND POOL

Positioned in a highly sought-after pocket of Griffin, 22 Sawmill Drive presents the perfect blend of space, comfort and lifestyle for growing families. Thoughtfully designed with multiple living areas and generous proportions throughout, this impressive home offers flexibility for the whole family to spread out and enjoy.

Boasting four bedrooms, three separate living areas and an incredible outdoor setup complete with an inground pool and firepit, this home is ready for you to move straight in and enjoy. The spacious open plan living and dining area flows seamlessly from the modern kitchen, creating the perfect space for entertaining or everyday family living.

### Key Features:

- Spacious open plan living and dining area
- Designer kitchen with Caesarstone benchtops, Miele appliances, gas cooktop and plumbed fridge space
- Three separate living areas including living room, kids retreat and media room
- 15kW Ducted air conditioning & Heating

4  2  2 

### FOR SALE

For Sale

### VIEW

Sat 6th Jun @ 9:00AM - 9:30AM

### AGENTS

Chris Pascoe  
0447 340 201  
cpascoe@ljh-kallangur.com.au

### AGENCY

LJ Hooker North Lakes | Mango Hill  
(07) 3491 7733

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.



- Ceiling fans
- Main bedroom with ensuite and two walk-in wardrobes
- Spacious bedrooms with built-in wardrobes
- Main bathroom with separate toilet
- Separate laundry
- Ample storage
- Private covered outdoor entertainment area
- Inground pool
- Garden shed
- Low maintenance pool
- 13.2kW New Solar electricity
- Double lock-up garage with remote

Situated in a family friendly location close to schools, shops, parks and public transport, this home also offers easy access to major amenities and the Bruce Highway for convenient commuting. Opportunities like this in Griffin are highly sought after and sure to attract strong interest.

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.

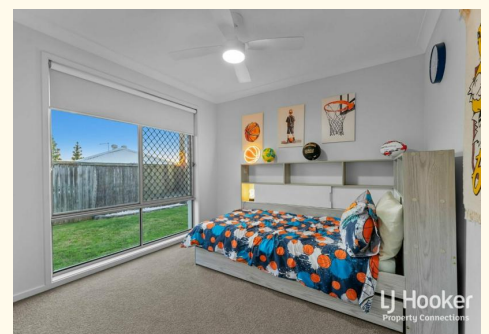
LJ Hooker Property Connections also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3204 4666.




## MORE DETAILS

|               |                          |
|---------------|--------------------------|
| Property ID   | D3RHF3                   |
| Property Type | House                    |
| Land Area     | 516 m2                   |
| Including     | Ensuite                  |
|               | Air Conditioning         |
|               | Ducted Cooling           |
|               | Toilets (2)              |
|               | Pool                     |
|               | Deck                     |
|               | Dishwasher               |
|               | Built-in-Robes           |
|               | Secure Parking           |
|               | Fully Fenced             |
|               | Remote Garage            |
|               | Solar Panels             |
|               | 13.2kw solar electricity |
|               | Eco deck                 |
|               | Firepit                  |
|               | Across from bushland     |

**Chris Pascoe 0447 340 201**  
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-  4
-  2
-  2



INT: 201.5 m<sup>2</sup>  
EXT: 143.9 m<sup>2</sup>  
TOTAL: 345.5 m<sup>2</sup>

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