



22 Sawmill Drive, Griffin

A Statement of Luxury, Space & Resort-Style Family Living

Saturday 26th September OPEN HOME CANCELLED ****

Positioned in one of Griffin's most sought-after pockets, 22 Sawmill Drive is a stylish and elegant family residence that delivers the perfect blend of luxury, space, comfort and resort-style living. Beautifully presented and thoughtfully designed, this impressive home offers generous proportions, multiple living zones and exceptional indoor-outdoor living, creating a wonderful sense of space and sophistication throughout.

From the moment you arrive, the home makes a lasting impression with its stylish presentation, elegant interiors and thoughtfully considered design. Boasting four bedrooms, three separate living areas and an incredible resort-style outdoor setting complete with an inground pool and firepit, this is a residence where family living and entertaining come together with ease.

At the heart of the home, the spacious open-plan living and dining area provides an inviting central hub, seamlessly connecting with the modern kitchen. Finished with Caesarstone benchtops, a gas cooktop and plumbed fridge space, the kitchen combines contemporary style

4 2 2

FOR SALE
\$1.175m+

VIEW
By Appointment

AGENTS

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with everyday functionality and is perfectly positioned for entertaining family and friends.

The home offers an exceptional level of flexibility with three separate living areas, including a dedicated living room, kids' retreat and media room. Whether enjoying quality family time, relaxing in your own space or entertaining guests, there is room for everyone to live comfortably.

The master suite is a private retreat, complete with a sleek ensuite and two walk-in wardrobes, while the remaining bedrooms are spacious and feature built-in wardrobes. Every space has been designed with comfort, practicality and family living in mind.

Outside, a private resort-style oasis awaits. The covered outdoor entertaining area provides the ideal setting for alfresco dining and relaxed gatherings, overlooking the sparkling inground pool. The firepit adds another dimension to this exceptional outdoor space, creating the perfect atmosphere for entertaining on warm summer evenings or enjoying quiet nights with family.

Key Features

- Stylish and elegant family residence
- Spacious open-plan living and dining area
- Modern kitchen with Caesarstone benchtops, gas cooktop and plumbed fridge space
- Three separate living areas including living room, kids' retreat and media room
- Four generous bedrooms with built-in wardrobes
- Spacious master suite with sleek ensuite and two walk-in wardrobes
- Main bathroom with separate toilet
- Ducted air conditioning and ceiling fans
- Separate laundry
- Excellent storage throughout
- Private covered outdoor entertaining area
- Resort-style inground pool
- Firepit and entertaining zone
- Yard space for the kids & pets to run around
- Garden shed
- 13.2KW Solar power system
- Double lock-up garage with remote access

Perfectly positioned in a family-friendly pocket close to schools, shops, parks and public transport, the home also offers easy access to major amenities and the Bruce Highway, making every day commuting convenient.

With its stylish interiors, elegant design, generous living spaces and exceptional resort-style outdoor entertaining, 22 Sawmill Drive represents family living at its finest. Every element comes together to create a luxurious yet relaxed lifestyle that is ready to be enjoyed from day one.

Disclaimer:

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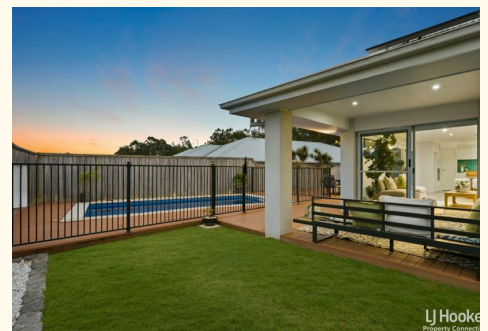
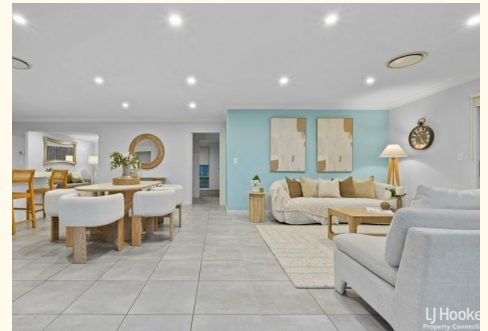
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MORE DETAILS

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

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22 Sawmill Drive, **Griffin**

4 2 2 241m²

All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted. Plans are shown for marketing purpose only.



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