

## Griffin, 23 Sage Parade

### STYLISH & FUNCTIONAL LIVING IN A PRIME GRIFFIN LOCATION

Perfectly positioned in a quiet street, 23 Sage Parade, Griffin offers a smart and spacious design ideal for families, first home buyers or investors. With two living areas, a study nook and a generously sized kitchen, this well-appointed home delivers the comfort and flexibility today's buyers are looking for.

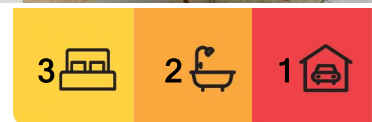
Designed with functionality in mind, the home features three good size bedrooms, two bathrooms and a seamless indoor-outdoor flow. From the media room to the private outdoor area and side access, this home provides the right balance of low maintenance living and practical extras that enhance everyday life.

Key Features:

\* Spacious open plan living and dining area



**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**  
Offers Over \$779,000

**View**  
By Appointment

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**LJ Hooker Kallangur | Murrumba Downs**  
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- \* Large kitchen with stone benchtops, gas cooktop and ample storage
- \* Separate media room / 4th Bedroom
- \* Study nook
- \* Main bedroom with walk-in robe and private ensuite
- \* Two additional bedrooms with built-in robes
- \* Main bathroom with separate toilet
- \* Internal separate laundry
- \* Ceiling fans throughout
- \* Covered outdoor entertaining area
- \* Fully fenced backyard
- \* Side access
- \* Water tank
- \* Clothesline
- \* Single lock-up garage with internal access
- \* Low maintenance block

Located in a thriving part of Griffin, this home is just minutes from local parks, schools, childcare, public transport and the Bruce Highway. Major shopping centres including Westfield North Lakes, Costco and IKEA are only a short drive away, along with access to beautiful walking trails and the Pine River.

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

<b>Property ID</b>	277GF39
<b>Property Type</b>	House
<b>Land Area</b>	341 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Water Tank

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Area	m <sup>2</sup>
Living:	123
Under cover area:	10
Garage:	18
Total area (approx): 151m <sup>2</sup>	



Land:	341m <sup>2</sup>
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**DISCLAIMER:** This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.