



37 Elderflower Circuit, Griffin

STYLISH, SPACIOUS & FEATURE PACKED IN PRIME GRIFFIN LOCATION

Welcome to 37 Elderflower Circuit, Griffin, a stunning modern home designed with comfort, functionality and lifestyle in mind. From the moment you enter you'll notice the high ceilings, expansive living spaces and a seamless flow that connects indoors to a premium outdoor entertainment area. Whether you're relaxing in the spa, hosting family gatherings or simply enjoying everyday living, this home offers everything you need on a well-appointed 520m2 block.

Boasting a spacious layout with three generous bedrooms, a media room and an entertainer's kitchen with a butler's pantry, this property blends contemporary style with practical features like ducted air conditioning, side access and a double garage. Located in one of Griffin's most sought-after pockets, this is a home that truly ticks all the boxes.

Key Features:

- High ceilings throughout
- Ducted air conditioning
- Stylish kitchen with waterfall stone benchtops, gas cooktop,

3 2 2

FOR SALE

For Sale

AGENTS

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

Paige Killen
0447 734 206
pkillen@ljh-kallangur.com.au

AGENCY

LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

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

- dishwasher and butler's pantry
- Media room
- Main bedroom with large walk-in robe, private ensuite featuring his and her vanity and direct access to outdoor area
- Two additional generously sized bedrooms with built-in wardrobes
- Main bathroom with separate toilet
- Internal laundry with external access
- Spacious covered outdoor entertainment area with electric privacy blinds
- Spa bath
- Side access
- Clothesline
- Double lock-up garage with remote and internal access
- 6.5kw solar electricity

Situated in a peaceful and family friendly neighbourhood, 37 Elderflower Circuit, Griffin is just minutes from local schools, parks, shops, public transport and major road connections. You're also within close reach of Westfield North Lakes, IKEA, Costco and the Bruce Highway. Don't miss the opportunity to secure a quality home in one of Griffin's most desirable streets.

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 DETAILS

Property ID	27A9F39
Property Type	House
Land Area	520 m2
Including	Ensuite
	Air Conditioning
	Fully Fenced

Chris Pascoe 0447 340 201
Salesperson | cpascoe@ljh-kallangur.com.au
Paige Killen 0447 734 206
Salesperson | pkillen@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: This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.