



Griffin, 38 Vanilla Avenue

MODERN COMFORT, SMART DESIGN & ENTERTAINER'S APPEAL

Perfectly positioned in a peaceful pocket of Griffin, 38 Vanilla Avenue presents a spacious and well-designed family home set on a 451m2 block. With high ceilings, solar electricity and a large decked outdoor entertainment area, this home blends comfort, functionality and energy efficiency to suit families, couples or savvy investors.

Designed with practical everyday living in mind, the home features four generously sized bedrooms, two bathrooms and a stylish kitchen complete with stone benchtops and a 900mm gas cooktop. With security screens, ceiling fans and air conditioning in the main bedroom, you'll enjoy comfort and peace of mind year round.

Key Features:

- * High ceilings throughout
- * 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.

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For Sale
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View
By Appointment

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- * Stylish kitchen with stone benchtops, 900mm gas cooktop, dishwasher and ample storage
- * Main bedroom with air conditioning, walk-in robe and a private ensuite featuring his and her vanity
- * Three additional generously sized bedrooms with built-in wardrobes and ceiling fans
- * Main bathroom with separate toilet
- * Separate laundry
- * Large decked outdoor entertainment area
- * Fully fenced
- * 451m2 block
- * Security screens
- * Solar electricity
- * Double lock-up garage with remote and internal access
- * Fantastic street appeal
- * Low maintenance and beautiful gardens

Located in a sought-after part of Griffin, this home is just a short stroll from local schools, parks, shops and public transport. You're also a short drive to Westfield North Lakes, Costco, IKEA and the Bruce Highway.

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	27AWF39
Property Type	House
Land Area	451 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Solar Panels Water Tank

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Area	m ²
Living:	130
Under cover area:	18
Garage:	33
Total area (approx):	181m ²
Land:	451m ²

DISCLAIMER: This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.