

## Griffin, 65 Lemongrass Circuit

MOVE IN READY!

Blending contemporary style with everyday functionality, this low-set home is a smart choice for families seeking space, comfort, and easy living. Set in a quiet and established street, it delivers a well-considered layout, quality finishes, and a relaxed indoor-outdoor flow that supports both entertaining and day-to-day life.

The heart of the home is the open-plan living, dining, and kitchen area, where natural light filters through, creating a warm and inviting atmosphere. The kitchen is a culinary delight, boasting a large stone island bench, ample storage, and stainless steel appliances, making it both practical and stylish.

The primary suite serves as a private retreat, complete with built-in wardrobes and a modern ensuite. The additional bedrooms are thoughtfully positioned to provide space and privacy for the entire family. Step outside to the expansive covered alfresco area, perfect for entertaining or enjoying quiet family moments, all while overlooking the landscaped



**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**  
OPEN TO OFFERS!

**View**  
By Appointment

**Contact**  
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**LJ Hooker Stafford**  
**(07) 3357 1888**

backyard.

Located within close proximity to local schools, parks, and shopping centers, this property presents an exceptional opportunity for families seeking a move-in-ready home in a thriving community.

**FEATURES:**

- + Light-filled and open-plan, living, dining & kitchen.
- + Modern kitchen with a stone island bench, ample storage space, and stainless steel appliances.
- + Rear covered alfresco entertaining space with a tranquil view out onto the rear.
- + Large primary suite with built-in robes, split-system A/C, and an ensuite fitted to modern standards.
- + Three additional bedrooms, with one of which featuring built-ins.
- + Tiled & carpeted flooring throughout the home.
- + Ceiling fans throughout the home.
- + Secure double car lockup-garage.
- + Only minutes away from nearby parkland.

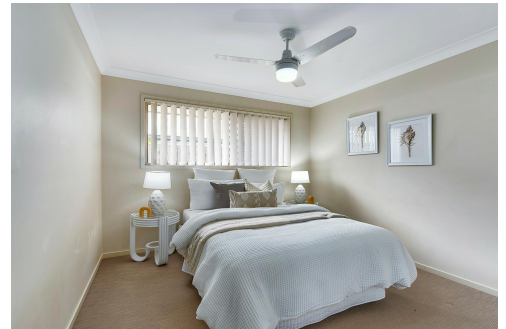
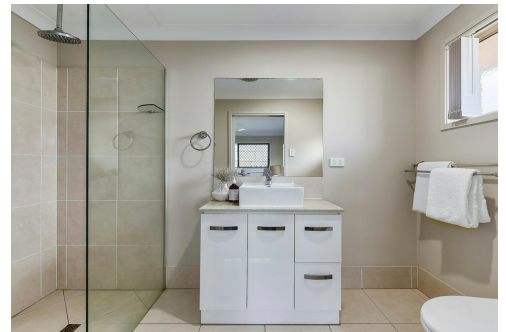
Entry level homes like this do not last long in today's market, please call Harry for the sales report and rental appraisal before it's sold!

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 1DPEF4N   |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 204 m2  |
| <b>Land Area</b>     | 429 m2  |
| <b>Including</b>     | Air Conditioning<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced |

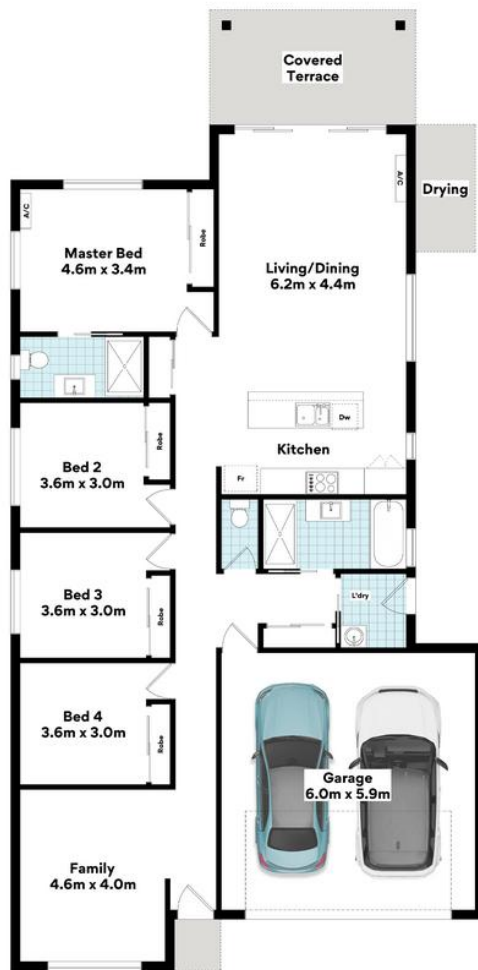
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## 65 Lemongrass Circuit, Griffin



### FLOOR AREA SIZES

|                |                           |
|----------------|---------------------------|
| Internal       | 144.1m <sup>2</sup>       |
| External       | 18.3m <sup>2</sup>        |
| Garage/Storage | 39.0m <sup>2</sup>        |
| <b>TOTAL</b>   | <b>201.4m<sup>2</sup></b> |

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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