



# Cozy Living by the Riverside



## Property features:

 3    2    2    3KW    420m<sup>2</sup>

Relaxing, evening walks along the river... who wouldn't want that lifestyle?

This Beautiful 3-bedroom house located just a 10-minute walk from Pine River, could be yours, and offers the perfect blend of warmth and riverside serenity.

## Overview of the home:

- **The Riverside Lifestyle:** Start your mornings or end your days with a short walk along the Pine River, with plenty of parks.
- **Cozy Media Retreat:** A separate media room at the front of the home –perfect for movie marathons or a quiet home office.
- **Heart of the Home:** Ducted air conditioning open-plan living and dining area that is perfect for your family.
- **Kitchen:** Stone benchtops, natural gas cooktop, and a large walk-in pantry for ultimate convenience.
- **Private Master Suite:** Features walk-in robe, ensuite, and air-conditioning.
- **Space for the Family:** Two additional well-sized bedrooms with built-in robes and ducted air conditioning, serviced by a separate bathroom and toilet.
- **Outdoor Entertaining:** Undercover Alfresco area overlooking a spacious backyard—ideal for kids, pets, and weekend BBQs.

## Additional Features:

- Freshly painted interiors and ducted air conditioning throughout
- 8-camera security system, intercom, and smart garage door opener
- Central vacuum system
- Laundry with ample storage
- Large 1700x900 outdoor storage shed
- Built in 2014



Please scan the QR code to access:

- Expression of Interest Form
- Copy of the Contract
- Building and Pest
- Seller Disclosure Statement

### Nearby Schools:

- Griffin State School 4.5km
- Murrumba State Secondary College 3.7km
- North Lakes State College 7.5km
- Mango Hill State College 8.9km

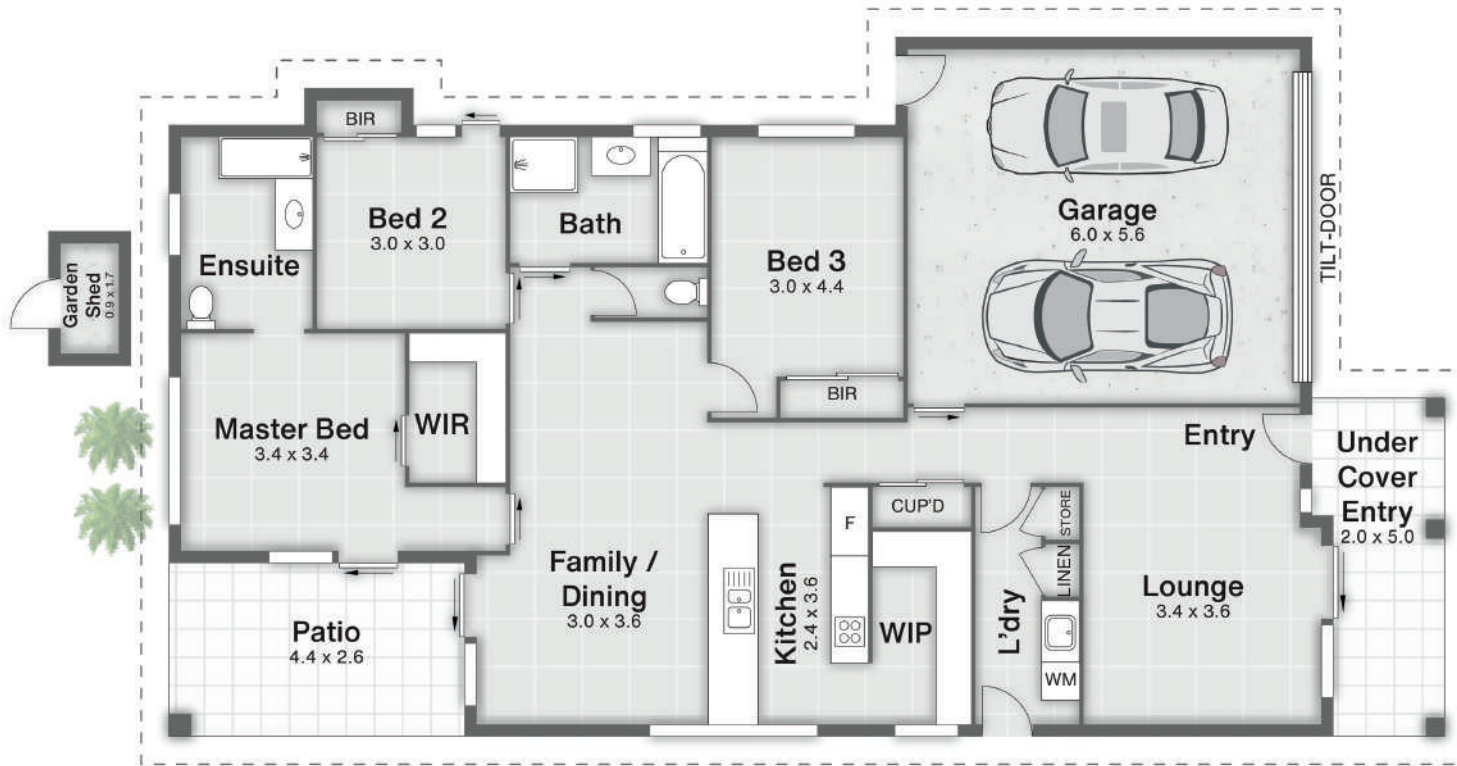
### Nearby Shopping Centers:

- Murrumba Downs Shopping Centre 1.7km
- Ikea North Lakes 5.8km
- Westfield North Lakes 6.2km
- Lillybrook Shopping Village 6.4km

### Nearby Hospitals:

- Murrumba Downs Medical Centre 1.9km
- Griffin Medical Centre 3.2km
- Moreton Day Hospital 6.1km
- North Lakes Day Hospital 6.4km





67 Greens Road **GRIFFIN**

3 | 2 | 2 | 184m<sup>2</sup> | 420m<sup>2</sup>

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



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