

**Offers Over \$475,000**

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📍 6 Patchouli Court GRIFFIN QLD



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## **Gorgeous Family Home! 4 bedrooms + Separate Living... Built in 2017! Why Buy New?**

This family home is larger than most and has plenty to offer. Offering a functional floor plan ensuring everyone in the family has their own space.

Built with the modern family in mind, there are 2 separate living areas, a modern kitchen opening onto the open plan family room, which in turn flows out onto the large covered alfresco area.

All 4 bedrooms have been designed with comfort and size in mind, with built-ins and ceiling fans in all. The master bedroom is more than generous in size, featuring a walk in robe, ensuite and air-conditioning.

Features Include:

- 4 good sized bedrooms
- Spacious master bedroom with ensuite, WIR & air-conditioning
- Open plan living, dining & kitchen that steps onto the outdoor area
- Separate lounge room
- Air-conditioning in the open plan area & main bedroom
- Ceiling fans throughout
- Modern kitchen with plenty of bench space & cupboards
- Alarm system for your peace of mind
- Built in 2017
- Double remote garage
- Low maintenance 420m2 block

Located close to the parklands, schools, and transport, with the new Moreton Bay Railway Link, Westfield and IKEA, nearby. This home is a must to inspect, don't delay. Inspections by appointment only in advance, to arrange please call Kristy Vrbnjak on 0435 888 319.

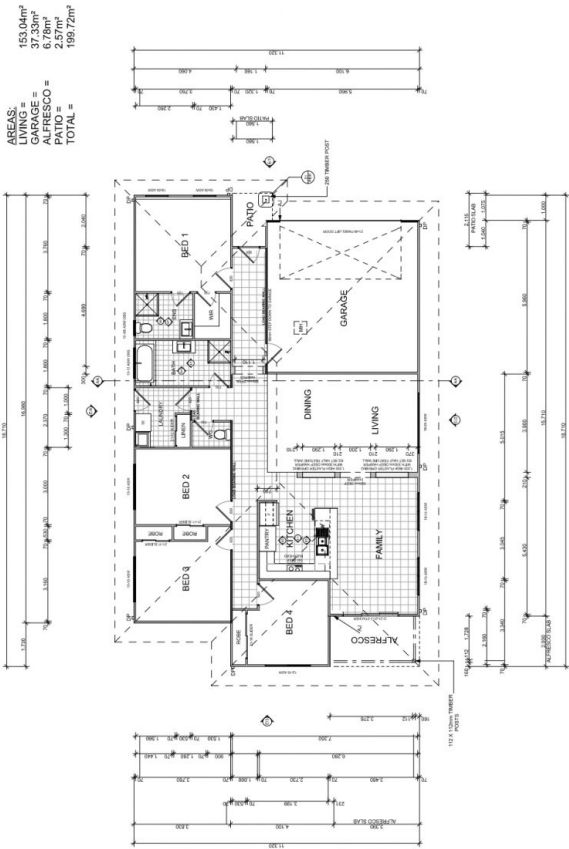
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AREAS:  
 LIVING = 37.33m<sup>2</sup>  
 GARAGE = 37.33m<sup>2</sup>  
 PATIO = 2.57m<sup>2</sup>  
 TOTAL = 107.23m<sup>2</sup>



## GROUND FLOOR PLAN

1:100

PLEASE NOTE: THESE ARE CONCEPT PLANS ONLY. PLAN MODIFICATIONS MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, SITE CONDITIONS, STATE COVENANTS AND/OR BUILDING DESIGN GUIDELINES.

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Scale	1:500	2D
Date	DATE	DATE
Project No.	JOBS #	DATE
Contractor	DP	Block

## GROUND FLOOR

Project Name	6 Patchouli Court
Site Name	6 Patchouli Court
Block	DP
Contractor	DP
Scale	1:500
Date	DATE
Project No.	JOBS #
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