



**Urgent Sale Required - Low Maintenance Living**



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## 3/51 LAVENDER DRIVE, Griffin

**Sold**

Great investment opportunity in newly established area with growth potential!

This tenanted property has been finished to the highest standard with features including-

- 3 spacious bedrooms, with ceiling fans and built in robes
  - Large study with large sliding door cupboard area
  - NBN – Fibre to the property.
  - Master bedroom with air-conditioner and ensuite
  - Undercover outdoor alfresco area
  - Modern kitchen with stainless steel appliances including dishwasher and stone benchtops
  - Lock up garage with remote control access and second car space in driveway
  - Air conditioned living areas
  - Second bathroom with separate bath & shower

<b>Property ID:</b>	19873045
<b>Property Type:</b>	Townhouse
<b>Building / Floor Area:</b>	110
<b>Garages:</b>	1
<b>Open Parking:</b>	1

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- Separate toilet upstairs
  - Open plan lounge/dining area
- Powder room downstairs
- Large storage area under stairs
- New shopping complex next door – Caf 63, Anytime Fitness, 7-Eleven, BWS, Griffin Pizza....

Brand new magnesium salt swimming pool just been installed in the complex.

Same tenants have been in townhouse for the last 3 years (since inception) and are currently paying \$350 per week. Onsite management with the manager only living two doors away from this unit which is a win win for the owner and the tenant as the tenant can feel secure and looked after and the owner has peace of mind that their investment needs are being looked after 24/7.

Lavender Views is centrally located in the new housing development of Griffin with all the benefits of onsite management plus a brand new Magnesium – Salt in-ground pool for complex very near completion.

It is close to Westfield North Lakes, Mango Hill retail precinct and child care facilities. Medical facilities, cafes & restaurants all close by. A brand new state primary school is within walking distance. Close to Bruce Highway for easy access to city or Sunshine Coast.

Motivated owner, make this a priority to view.