




# Sold

# Cappello & Co

2 GALLIPOLI STREET, GRIFFITH, NSW, 2680

Property

4  | 2  | 2 



## OPPORTUNITY KNOCKS

Here's your chance to secure highly sought after real estate in Central Griffith. In original, but well-maintained condition the choice is yours to live in, renovate or redevelop (STCA).

- Three or four bedrooms, one enclosed sleep out and a second veranda at rear.
- Good size living, electric cooking, 3 split system A/C and gas heating.
- Hot water with electric, gas and solar hot water systems in place and solar system
- Set well back from the street, on a flat 828m<sup>2</sup> corner allotment
- The property has low maintenance gardens, an oversize single lock up shed and an outside laundry and 3rd toilet.
- Currently rented on a continuation lease for \$370 per week with long term tenants in place.

PRICE:  
\$440,000

OPEN FOR INSPECTION:  
N/A

## Gavin Cappello // 0458 684 518




[gavin@cappeloco.com.au](mailto:gavin@cappeloco.com.au) // [cappeloco.com.au](http://cappeloco.com.au)

# Sold

# Cappello & Co

2 GALLIPOLI STREET, GRIFFITH, NSW, 2680

Property

4  | 2  | 2 



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

2 Gallipoli Street, Griffith NSW

## Gavin Cappello // 0458 684 518

[gavin@cappeloco.com.au](mailto:gavin@cappeloco.com.au) // [cappeloco.com.au](http://cappeloco.com.au)