




Sold

Cappello & Co

34 LAWSON CRESCENT, GRIFFITH, NSW, 2680 Property

3  | 1  | 2 



THE PERFECT START OR INVESTMENT

Pretty as a picture on an expansive 1,170sqm (approx.) allotment, this immaculate 3-bedroom home showcases a magnificent opportunity for the first-time buyer, savvy investor or downsizer looking for cute and classic appeal.

Presented beyond a long stone driveway and meticulously manicured gardens, the charming facade and entry hall introduce a spacious lounge and separate dining room, sweeping into a galley kitchen with an electric cooktop and dishwasher for easy entertaining and intimate family gatherings.

A flourishing vegetable garden and two storage sheds edge a substantial rear yard that encompasses the remainder of its 1,170sqm (approx.) allotment, adding convenience with gated laneway access. Three bedrooms all feature built-in robes and near-immediate access to the family bathroom, additionally served by a separate toilet and laundry.

Complete with evaporative cooling, gas heating, a double garage, established grape vines and fruit trees, it sits in a quiet family-oriented enclave moments from Banna Avenue shopping and cafes, TAFE NSW, West End Sports Stadium, Griffith Public School, Murrumbidgee Regional High School and Griffith Train Station.

PRICE:
\$435,000

OPEN FOR INSPECTION:
N/A

Gavin Cappello // 0458 684 518




gavin@cappelloc.com.au // cappelloc.com.au

Sold

Cappello & Co

34 LAWSON CRESCENT, GRIFFITH, NSW, 2680

Property

3  | 1  | 2 

Cappello & Co
Property



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.

34 Lawson Crescent, Griffith

Gavin Cappello // 0458 684 518

gavin@cappelloc.com.au // cappelloc.com.au