




Sold

Cappello & Co

35 PROBERT AVENUE, GRIFFITH, NSW, 2680 Property

4  | 1  | 1 



SOLID INVESTMENT OR FIRST HOME

FORTHCOMING AUCTION - Price Guide \$500,000 - \$520,000 (If Not Sold Before)

PRICE:
\$495,000

A sensational opportunity exists to enter the market, kick the rental roller coaster, or perhaps become a landlord yourself. Just a five-minute walk to local shopping facilities, schooling, and sports grounds.

OPEN FOR INSPECTION:
N/A

The home has been given a fresh coat of paint, a new kitchen, LED lights, and touch-ups.

A welcoming verandah leads you into the home and here's a little bit of what you'll find inside:

- Brand new kitchen, appliances and new flooring.
- 3 Large bedrooms all with ceiling fans
- Huge front lounge room outlook to yards.
- Bathroom with fully re-done shower recess, original bath and new vanity unit.
- Internal laundry with 4th bedroom/games or storage room.
- Laundry has 2nd toilet and ease of access to rear yard
- Ducted evaporative cooling & gas heating outlet.
- Large single garage and side access to rear yard.
- Fully fenced backyard with established lawns and a small garden shed

All in all, a very neat property and perfect for those starting, slowing down, or perhaps becoming a landlord yourself!

Gavin Cappello // 0458 684 518




gavin@cappeloco.com.au // cappeloco.com.au

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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.

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