




# Sold

# Cappello & Co

8 BUGNO CRESCENT, GRIFFITH, NSW, 2680 Property

3  | 2  | 2 



## BIG ON SPACE, CHARM & FUNCTIONALITY!

Meticulously maintained with flourishing space and an abundance of appeal, this spacious family residence on a 917 sqm (approx.) allotment provides the perfect basis for a lifetime of happiness for the large family. Extensive living zones both indoors and out with the flexibility needed for modern family living headline its long list of welcoming attributes, set in an idyllic East locale.

Instantly appealing from the kerbside with its Colorbond roof and established gardens, its substantial proportions stretch back over three generous living areas, including the vast open family and dining zone at the heart of the home that's edged by an immaculate kitchen with modern appliances. The covered alfresco area doubles down on the home's theme of vast space, flanked by a lush yard serviced by a powered storage shed/workshop and through access from the double garage.

Inside, the three robed bedrooms line the quieter side of the home, served by a family bathroom and toilet, with the main bedroom at the rear boasting an ensuite and walk-in robe. Finished with ducted reverse-cycle air conditioning and wood heating, an individual split-system unit in the sunroom, new led lights and fans to bedrooms, an alarmed security system and a fantastic location, minutes to Murrumbidgee High, Foodworks & The Driver Shopping Complex, Griffith East PreSchool, Exies Sports Club & Oval, and Marian Catholic Collage.

PRICE:  
\$685,000

OPEN FOR INSPECTION:  
N/A

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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.

8 Bugno Crescent, Griffith

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