
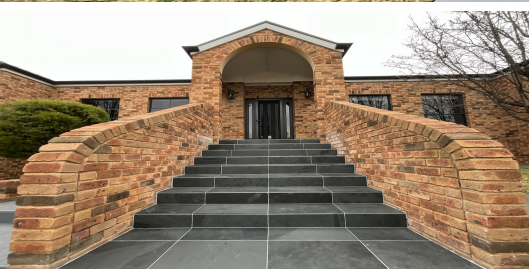


FOR SALE

Cappello & Co

56 NICHOLLS STREET, GRIFFITH, NSW, 2680 Property

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SCENIC HILL GRANDEUR MEETS MODERN VERSATILITY

Perfectly positioned on the high side of picturesque Scenic Hill, this master-built family home exudes grandeur and sophistication, where every detail has been meticulously crafted, offering an unparalleled, low-maintenance lifestyle on the edge of rural serenity.

With the flexibility of four or five bedrooms, it seamlessly blends style and versatility, opening to multiple living areas and sensational outdoor spaces for relaxation and entertainment. A lower-level bedroom doubles as an ideal home office, catering to today's remote working lifestyle, whilst the impeccable interior radiates quality at every turn, including a gourmet kitchen with stone benchtops, and a generous butler's pantry with a second oven and dishwasher.

Outside, the undercover alfresco zone, landscaped gardens with an automated irrigation system, and tranquil views set the stage for unforgettable outdoor gatherings and moments of relaxation with family and friends. Four generously sized bedrooms and two stylish bathrooms on the main level provide exceptional versatility for modern family living, including the grand main suite, a true haven with a grand spa ensuite and walk-in robe. On the lower level, the adaptable fifth bedroom offers a range of uses—from a private office or guest room to a home gym—with independent outdoor access.

Highlights include high ornate ceilings, ducted R/C air conditioning, under-floor heating (excluding bedrooms & entrance) and ample storage options throughout; this home also offers a laundry with external access, a double remote garage, and additional storage space downstairs with the potential for a third bathroom. Ideally situated just minutes from the centre of Griffith and

PRICE:

\$1,100,000 - \$1,200,000

OPEN FOR INSPECTION:

N/A

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Lower Level

Main Level

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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