




# FOR SALE

# Cappello & Co

30 CARRATHOOL STREET, GRIFFITH, NSW, 2680 Property

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## FAMILY LIFESTYLE PERFECTED IN GRIFFITH'S TOP SPOT

Positioned in one of Griffith's most sought-after streets, tucked away behind this it original frontage this stunning four-bedroom plus study family residence seamlessly blends space and style, creating a dynamic lifestyle tailored for modern living.

The practical layout reveals multiple living areas, including an expansive loft well suited to a private studio, additional living area or teenage retreat. The original Art Deco cornices capture the charm while harmonising beautifully with contemporary renovations at the rear.

Set on an expansive 1,214 sqm (approx) lot, the inviting front garden which takes you into the enclosed front verandah offers a calming effect for this unique home. The four generously-sized bedrooms which feature built-in robes and decorative details are supported by two bathrooms and a large laundry.

Through the front door, a formal lounge room with an open fireplace greets you. The open-plan family domain includes a large dining area and well-appointed kitchen to cater for all occasions. The cathedral ceilings and immaculately kept parquet flooring are a feature of the step down rear living room that opens directly onto the outside timber deck.

Here, a meticulously maintained backyard provides ample room for children to play or for a pool (STCA), whilst the undercover decking area overlooks the tranquil gardens, offering an ideal entertainment setting.

PRICE:

\$1,150,000 - \$1,250,000

OPEN FOR INSPECTION:

N/A

## Gavin Cappello // 0458 684 518




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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.

30 Carrathool Street, Griffith

**Cappella & Co**  
Property