

Sold

Cappello & Co

45 BRINGAGEE STREET, GRIFFITH, NSW, 2680 Property

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ATTENTION TRADIES , DEVELOPERS, RENOVATORS- DUAL OCCUPANCY POTENTIAL

Being offered for the first time to market, this family home with its original bones, presents an opportunity to turn the home back into 2 separate homes or a dual income producing property.

PRICE:
\$420,000

Set back on a large 942 sqm allotment, the home has a great floor plan to work with, offering four bedrooms, master with ensuite, lounge room, bathroom and a combined dining-kitchen room which looks out over the large North facing backyard.

OPEN FOR INSPECTION:
N/A

Adjoined to the rear of the carport, is a separate older 1-bedroom flat, with a separate entrance off the back of the carport, built of brick and is due to be repaired and put back for use. To the rear of the flat is a combined shower with laundry and an outside toilet.

- Ensuite has been renovated in 2021, and the adjacent bedroom with new carpet and wardrobes in 2025
- Main natural gas heating bayonets, split system, reverse cycle split systems
- Minimum lot size of 450 sqm, giving the potential for a dwelling at the front of the allotment

Auction: Saturday 14th of June at 10.30 am on site
(If not sold prior)

Building & Pest report available on request

Disclaimer:

Gavin Cappello // 0458 684 518

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