




Sold

Cappello & Co

14 PARKINSON CRESCENT, GRIFFITH, NSW, 2680

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ENTRY LEVEL INVESTMENT OR BUDGET HOME

Set on a substantial 640m² (approx) block in a convenient Griffith location, this property represents a fantastic opportunity for first-home buyers, budget buyers or investors seeking their next project.

- 3-bedroom brick veneer home with strong bones
- Kitchen overlooking rear yard with a combined dining and living area
- 3 decent-sized bedrooms with built-in cupboards
- Multiple heating and cooling options with split system A/C, evaporative cooling and gas heating
- Single carport with fully fenced yards and drive-through carport to large garden sheds
- External electric roller shutters, a lovely yard with an under-cover awning area
- Proximity of CBD, sporting ovals and medical facilities
- Estimated Weekly Rent \$425 - \$450 per week.

The home and its improvements require some attention; the existing infrastructure provides a strong foundation for future potential. Investors will also recognise the value in exploring redevelopment opportunities, such as a granny flat, for a dual-income property.

Rates & Charges

2025/2026 Land rates levied - \$1,155.14

Annual water access charge - \$156.00

Annual residential sewer access charge - \$1,029.00

PRICE:
\$383,000

OPEN FOR INSPECTION:
N/A

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14 Parkinson Crescent, Griffith