

Sold

Cappello & Co

20 LAWSON CRESCENT, GRIFFITH, NSW, 2680 Property

3  | 1  | 2 



LARGE 1151 SQM ALLOTMENT - ADD A GRANNY FLAT | BUILD UNITS

PRICE:

\$430,000

Set on over a quarter-acre of land, this property provides endless possibilities for families who value space and privacy. The substantial block offers room for children to play, pets to roam, or keen gardeners to cultivate their own slice of paradise in Australia's agricultural heartland.

OPEN FOR INSPECTION:

N/A

- Spacious 3-bedroom, 2 living areas, 1-bathroom family home.
- Large kitchen with an open plan dining opposite
- Evaporative cooling and gas heating
- Currently rented privately and partly furnished for \$500a a week on a continuation basis with tenants wanting to continue
- Internal laundry and separate toilet
- Generous 1,151m² block offering savvy investors
- Extra-large carport to single lock-up garage
- Rear lane access to single carport in backyard

Splash some paint and do the maintenance. This 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 - \$1,682.64

Annual water access charge - \$156.00

Annual residential sewer access charge - \$1,029.00

Gavin Cappello // 0458 684 518

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

Sold

Cappello & Co

20 LAWSON CRESCENT, GRIFFITH, NSW, 2680

Property

3  | 1  | 2 

Gavin Cappello // 0458 684 518

gavin@cappeloco.com.au // cappeloco.com.au



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.

20 Lawson Crescent, Griffith NSW 2680