## FOR SALE

## Cappello & Co

52 VERRI STREET, GRIFFITH, NSW, 2680

Property

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## THE ART OF FAMILY LIVING ON AN EXPANSIVE SCALE

Enviably positioned within a stone's throw of Driver shops in a premier family-centric pocket, this exceptional master-built family home offers the ultimate resort-style lifestyle across a generous single-level layout. Set on an 827sqm (approx.) block, it features five spacious bedrooms, two living zones, and a poolside oasis out back, complete with a brilliant decked al-fresco area, ideal for relaxed family living and year-round entertaining.

An outstanding floor plan invites ease as the years go on, designed to grow and adapt to family requirements, and offer connection where it counts. Expansive open-plan living and dining areas centre around a well- appointed kitchen with ample storage and benchspace, extending the entertainment credentials out to the impressive deck, pergola and salt-chlorinated heated pool.

The five bedrooms each feature robes, including the private main bedroom with a walk-in robe and en-suite, whilst a dedicated study and a second family bathroom with a separate WC cater to growing needs and busy morning schedules. There's something for everyone, with three independent living areas, including the large BBQ area at the rear and a rumpus room, whilst additional features include freshly painted interiors, brand new carpets, ducted reverse-cycle heating/cooling, a laundry, heat pump for the pool, a 6kw solar system, wide drive through side access, a shed and a double garage. A true haven for those seeking low-maintenance living without compromising space and amenity, just minutes from excellent schools, transport, shops and Ted Scobie Oval.

PRICE: \$895,000 - \$950,000

OPEN FOR INSPECTION:

## Gavin Cappello // 0458 684 518

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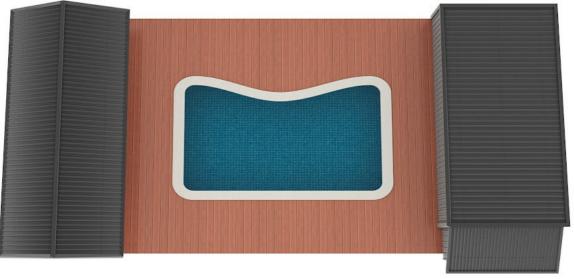
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.