




# FOR SALE

# Cappello & Co

217 CLIFTON BOULEVARD, GRIFFITH, NSW, 2680 Property

4  | 2  | 2 



## LUXURIOUS FAMILY LIVING WITH A POOL.

Finished to the highest standard, there's nothing amiss here. A Hampton's style facade makes the perfect Introduction, whilst the kitchen alone will stop people in their tracks, with marble herringbone splashbacks, a Butler's pantry, thick stone benchtops, and premium appliances, including an integrated dishwasher.

Entertainment takes on a new meaning with the incredible raked ceilings and banks of skylights illuminating the open-plan living and dining domains, which continue flawlessly to the covered al-fresco, where warm afternoons kick on into the pool beyond.

Four generous bedrooms include a master suite with a walk-in robe and dual-vanity ensuite, leading a floorplan that gives everyone room to spread out, with a formal lounge, separate media/parents sitting room, and fitted study, alongside the open-plan living and dining space. Bathrooms are finished to the same high standard, with floor-to-ceiling tiles and a bath in the second bathroom.

Complete with ducted heating and cooling, built-in robes, double glazing, a heated pool, a guest powder room, a large laundry, and a secure double garage with internal access, this is an impressive home that genuinely needs nothing further from the people lucky enough to buy it.

With land still selling in the surrounding estate, most buyers are months away from a finished home. This one is ready now, and it shows. Soaring ceilings, three living areas, heated pool, and a covered alfresco sit on

PRICE:

\$1,100,000 - \$1,150,000

OPEN FOR INSPECTION:

N/A

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217 Clifton Boulevard, Griffith NSW 2680