

FOR SALE

Cappello & Co

78 BINYA STREET, GRIFFITH, NSW, 2680

Property

3  | 1  | 0 



A SINGLE LEVEL DREAM IN A PRIME POSITION

Families have been drawn to this part of town for years, and it's easy to see why. Positioned within walking distance of schools, shops, the hospital, parks and Banna Avenue, this spacious three-bedroom residence on 861sqm (approx.) makes the most of its central address with a flexible single-level layout, two living areas and interiors that have been exceptionally well maintained. You'll spend less time in the car and more time on foot, yet the street remains one of the quieter pockets this close to town.

Beyond the wrap-around verandah, high ceilings rise over two separate living areas, giving you the room to spread out, whether that's a quieter lounge at the front of the home or the open-plan living and dining area that naturally becomes the place everyone gravitates towards. Situated between them, the kitchen has been updated with stainless steel appliances and a central island bench, while sliding doors extend it all outdoors to the sun-drenched backyard for effortless indoor-outdoor entertaining.

Three well-proportioned bedrooms are served by a central bathroom, complemented ducted reverse-cycle heating and cooling systems, an additional split system unit in the oversized laundry and a recently serviced 20-panel 12.5kW solar system.

Two side gates provide drive-through access to a double carport and a substantial Ranbuild shed with the option to connect three-phase power, making it an excellent fit for vehicles, a workshop or secure storage. With everything you need for turnkey living, and every essential just moments away, this is a lifestyle package that is incredibly easy to appreciate.

PRICE:

Auction - Unless Sold Prior

OPEN FOR INSPECTION:

N/A

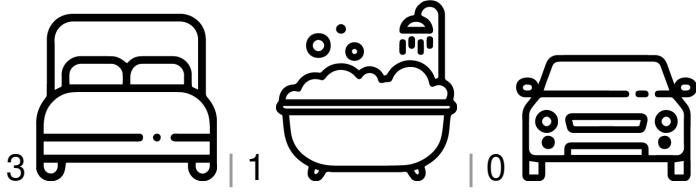
Gavin Cappello // 0458 684 518

gavin@cappellococo.com.au // cappellococo.com.au

FOR SALE

Cappello & Co
Property

78 BINYA STREET, GRIFFITH, NSW, 2680



Gavin Cappello // 0458 684 518

gavin@cappellococo.com.au // cappellococo.com.au



FLOOR PLAN

78 Binya Street, Griffith

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.