

FOR SALE

Cappello & Co

38 MIDDLETON AVENUE, GRIFFITH, NSW, 2680 Property

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FANTASTIC OPPORTUNITY – 4 BEDROOM HOME WITH INGROUND POOL

Nestled in the heart of Griffith, this home at 38 Middleton Avenue presents an exciting opportunity for savvy investors in one of Griffith's established neighbourhoods. Currently tenanted, this property offers immediate rental returns while providing scope for future value enhancement.

This four-bedroom, two-bathroom house sits proudly on a generous 671m² block, offering exceptional space and potential. The thoughtful layout features spacious bedrooms, multiple living zones including a separate lounge and dining area, plus a huge enclosed BBQ room overlooking the sparkling in-ground swimming pool. The functional kitchen provides ample storage and workspace, while the tiles/floorboards add character throughout the home.

Notable Features:

- 4-bedroom home with ensuite to master bedroom rented for \$510per week on a continuation basis
- Located opposite farmland with ample parking and farm views
- Ducted evaporative cooling and ducted gas heating
- Expansive entertaining area ideal for gatherings
- Stunning in-ground swimming pool perfect for entertaining
- Easy to maintain gardens with substantial garden shed for storage

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

PRICE:
Just Listed

OPEN FOR INSPECTION:
Aug 29 at 10:00am - 10:30am

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