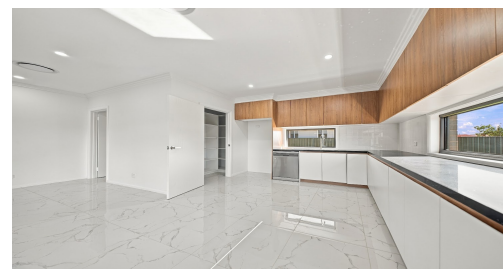


# FOR SALE

# Cappello & Co

22 GOOLGUMBLA CIRCUIT, GRIFFITH, NSW, 2680

4  | 2  | 2 



## SHINY & NEW FOR FAMILIES, FIRST-TIME HOME BUYERS OR INVESTORS!

Completed in October 2026, this brand-new residence presents an outstanding opportunity to secure a beautifully finished home that has never been lived in. Combining contemporary design, spacious interiors and practical family living, this property offers all the benefits of a newly constructed home without the wait of building.

Thoughtfully designed to accommodate modern family life, the home comprises four generous bedrooms, including a master suite complete with a walk-in wardrobe and private ensuite. The remaining bedrooms are serviced by a stylish main bathroom, ensuring comfort and convenience for the entire household.

At the heart of the home is a spacious, contemporary kitchen featuring an eye-catching window splashback, allowing natural light to flow through while providing an outlook to the outdoors. Multiple living zones offer flexibility for family gatherings, relaxation and entertaining.

Stepping outside, the covered alfresco area creates an inviting space for outdoor dining and entertaining. The rear yard provides ample opportunity for future improvements, with room to consider the addition of a swimming pool or shed (STCA).

Positioned within Griffith's growing residential landscape, the property offers the appeal of modern suburban living while remaining within easy reach of the city's shopping, schools, sporting facilities and everyday amenities.

PRICE:  
Just Listed

OPEN FOR INSPECTION:  
Oct 17 at 10:00am - 10:30am

## Gavin Cappello // 0458 684 518

[gavin@cappellico.com.au](mailto:gavin@cappellico.com.au) // [cappellico.com.au](http://cappellico.com.au)

# FOR SALE

**Cappello & Co**  
Property

22 GOOLGUMBLA CIRCUIT, GRIFFITH, NSW, 2680



**Gavin Cappello // 0458 684 518**

[gavin@cappellococo.com.au](mailto:gavin@cappellococo.com.au) // [cappellococo.com.au](http://cappellococo.com.au)



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.

**22 Goolgumbla Circuit, Griffith**