

# 11 Griffin Close, Thornton, NSW 2322

## Sold House

Monday, 14 August 2023

11 Griffin Close, Thornton, NSW 2322

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 544 m2

Type: House



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**\$550,000**

Property Highlights:- Updated three bedroom brick home set on a spacious 544 sqm reverse block in a quiet cul-de-sac.- Generously sized lounge room complete with split system air conditioning, large windows with new venetian blinds + a ceiling fan.- Large u-shaped kitchen with ample storage, 40mm benchtops, dishwasher + a freestanding Westinghouse oven.- Freshly painted inside + out, newly installed floating floorboards, LED downlighting and ceiling fans throughout.- Recently restored roof with new downpipes installed.- Massive front and backyard, with dual side access + a large garden shed.- Walking distance to schools and shops.Outgoings:Council Rates: \$2504,80 approx. per annumWater Rates: \$767.52 approx. per annumRental Return: \$520 approx. per weekIdeally located in the family-friendly suburb of Thornton, stands this tidy three bedroom brick home, presenting the perfect opportunity for first home buyers, renovators, or keen investors to secure a property in one of the most popular suburbs of the region. Located within moments of Green Hills Shopping Centre, the new Maitland Hospital and with quality schooling and recreation facilities nearby, you'll enjoy easy access to all your daily needs and more. With the city lights of Newcastle and the Hunter Valley Vineyards only 30 minutes away, you'll enjoy all the best sights and delights of the region, within easy reach of home.Set on a 544 sqm reverse block, this charming brick home has undergone a recent roof restoration, and with newly installed downpipes and a freshly painted exterior, is set to impress at first glance!The pleasing first impression continues as you enter the home, revealing the stylish new floating floorboards, a fresh neutral white paint palette, and the contemporary LED downlighting found throughout the home.There is a generously sized lounge room at the point of entry, offering ample space for both a living and dining zone, with split system air conditioning and a ceiling fan in place, ensuring you'll relax in comfort during all seasons.The U-shaped kitchen boasts ample storage, plenty of space atop the 40mm benchtops, a freestanding Westinghouse oven and a dishwasher, set to make cleaning up a breeze.Located along the hall are three bedrooms, all enjoying the comfort of ceiling fans, the master including a wall mounted air conditioner, and two bedrooms benefiting from the large built-in robes in place. Servicing these rooms is the family bathroom located nearby, featuring floor to ceiling tiles and a handy bath/shower combination.The generously sized block provides a massive yard that wraps around the home, offering plenty of space for the kids and pets to play, with room for your veggie patch, cubby house and additional landscaping, should you choose. A handy extra is the dual side access on offer, along with a large garden shed for all your tools!A home of this nature, set in such a popular, well regarded suburb will generate a high volume of interest from first home buyers and investors alike. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents today.Why you'll love where you live;- An easy 8 minute stroll (or 2 minutes by car!) to Thornton shopping centre including a supermarket, cafes, takeaways and a variety of food outlets.- Walking distance or a short drive to Thornton Public School.- Located just 8 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- An easy 15 minute drive to Maitland CBD.- 30 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.