

255 Clifton Boulevard, Griffith, NSW 2680

Sold House

Tuesday, 20 February 2024

SOUL
PROPERTY AGENTS

255 Clifton Boulevard, Griffith, NSW 2680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 765 m2

Type: House



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\$940,000

Residential Snapshot: Welcome to the 'new kid in the block,' redefining suburban living in Griffith. Drawing inspiration from modernist architecture of Palm Springs with its similar climatic conditions to this area, an exceptional home that turns its back on the suburban street to create a light filled private sanctuary with an easy living vibe. What makes this residence stand out? Architectural Innovation: House 255 confidently sits between the familiar houses of the suburbs and high-end architecturally designed homes of a different budget. A home that embraces good design in its layout, orientation and material selection. Maximising northern light while quietly shielding from the harsh western sun. Unexpected in the suburbs, House 255 offers snippets of framed rugged natural hilltop views. Its long, skillion, light-coloured roof reflects the sun's heat to help regulate the interior temperature ensuring comfort year-round. Functional Layout: The interior is divided into distinct zones catering to the demands of modern family life. The parents' suite includes a master bedroom, his & hers dressing areas, and a light filled ensuite with carefully selected finishes. Included in this zone is a guest powder room and a parent's lounge room/retreat with a 2-meter linear 'Luxe fireplace', raked ceilings and designer lighting. A perfect setting to escape the kids and relax. Heart of the Home: The generous kitchen/dining/living area serves as the heart of the home, bathed in natural light thanks to its north orientation. A modern twist on a window seat in this space provides a calming vista to a garden and perfect spot for the kids to read. The kitchen has easy walk-through access to the alfresco area making for a seamless transition between inside and out – perfect for entertaining. Family-Focused Design: Tucked quietly at the rear of the home you'll find three equally sized bedrooms and a family bathroom. This zone is a multi-purpose living space that could serve as, a toy room within mum's view for young kids, a teenager's retreat, a study, library, or craft room. This zone can be entirely closed off keeping the mess of family life out of sight and creating a private sleeping zone. Key Selling Features: • Master built by multi-award-winning local building company Forlico Builders with 60 years of industry expertise. • Entrant in 2024 Master Builders Awards (not judged to date) • Designed by Interiors By George to meet the needs of the modern family. • Unique street appeal, setting it apart from neighbouring properties. • Convenient access on Clifton Boulevard in and out of Collina. • A wider street frontage on Clifton Boulevard gives a sense of space and openness. • Low-maintenance, easy care external materials, including epoxy garage floors. • Fully landscaped garden with side vehicle access. • Ample space for a vegetable patch at the southeast end of the garden. • Potential for a pool off the modern window seat in the main living area. • Direct garage access to a mudroom, laundry, walk in pantry, and kitchen. • Open-plan kitchen, living, and dining areas. • A private lounge space that can be easily closed off for privacy. • A private play/games/study space that can be closed off for privacy. • Strategically placed windows to maximize views and natural light. • Powder room for guests. • Marble basins throughout & ample bathroom storage. Turnkey Living: Every detail, from drapery to shutters, has been meticulously attended to. There's not another cent to spend - simply move in and experience what it's like to live in this calibre home. Your new life is calling! Conclusion: 255 Clifton reimagines suburban living incorporating modern design with comfort and functionality. This exceptional property is a testament to the changing landscape of real estate in Griffith representing the perfect blend of modern and luxury lifestyle.