

**28 Griffiths Street, Caulfield South, Vic 3162**



**Sold House**

Tuesday, 26 September 2023

28 Griffiths Street, Caulfield South, Vic 3162

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 566 m2**

**Type: House**



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## Contact agent

Whether you're a growing family, astute developer or savvy investor this generously proportioned single level home, instantly appealing for its sought after Caulfield South location, is an opportunity you don't want to miss. Owned & cherished by only one family, this solid 70's built double brick family residence is ready for immediate enjoyment while presenting plenty of scope to renovate, enhance & add value. Alternatively the substantial 566m<sup>2</sup> allotment\* could lend itself to exciting redevelopment options (STCA) - the choice is yours! A wide entrance hallway greets you on arrival & introduces multiple living zones – a spacious formal lounge & adjoining dining room opening out to an alfresco patio & rear garden, an expansive casual meals area overlooking a well equipped kitchen (including dishwasher) with an abundance of storage & a separate living room. With a good sized main bedroom, a walkway of built in robes & ensuite, three additional bedrooms with built in robes, a study, a sparkling central bathroom & separate toilet completes the accommodation. Other attributes include a separate laundry, ducted heating, split system heating/cooling in main bedroom, double carport, secure entry, alarm & separate laundry. Ideally located within the coveted Caulfield South Primary School zone, close to Glen Huntly Road trams, cafes & shops & just a short walk to Glen Huntly Station offering an undoubtedly easy lifestyle in a coveted locale. \*Approximate Title Dimensions