

**35 Nelson Drive, Griffith, NSW 2680**



**House For Sale**

Thursday, 7 December 2023

35 Nelson Drive, Griffith, NSW 2680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 886 m2**

**Type: House**



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## For Sale | \$719,000

North Griffith is on many home buyers shopping list but quite often, the genuine family home is hard to find. Well, here we go! 35 Nelson Drive is very much the complete package. The wait is over for those of you who have been searching for a family home that does not need the complete overhaul, or expensive extension. Perfectly suited to the discerning home buyer wanting comfort for your family, in the right location, with room to entertain!

**Key Features:**

- 4 Bedrooms: Room for your growing family, featuring a spacious master bedroom complete with an ensuite and a walk-in robe.
- 2 Living Areas: Ample space for family gatherings and personal relaxation, ensuring there is room for everyone to unwind.
- Fully Enclosed Entertainment Room: Create memories with family and friends in a dedicated space that seamlessly connects indoor and outdoor living. Complete with a split system reverse cycle unit and toilet, this area joins the double garage allowing the larger home functions to overflow into an abundance of space.
- Comfort and Efficiency: The home is climatized by ducted reverse cycle air conditioning and has a solar panel system installed.
- Well-Established Garden: The true benefit of buying established property! A tranquil oasis surrounds your home providing privacy from the street and a majestic Chinese elm tree out the back that adds both charm and shade. All managed by an automatic irrigation system.
- Oversized Garden Shed: Perfect for storage or converting into a private workspace, offering versatility to suit your needs.

**Location, Location, Location:** Positioned strategically, this residence caters to the needs of the modern family. Proximity to the medical precinct, the CBD, and local schools makes 35 Nelson Drive an ideal home for families seeking convenience without compromising on lifestyle.

**Opportunity Awaits:** Built in the early 2000s, this home boasts a timeless façade, providing a blank canvas for the new owners. With built-in wardrobes and storage throughout, there's ample room for organisation. The generous living spaces allow for modern internal updates, giving you the chance to infuse your personal style into every corner. Seize the opportunity to make this residence your own, blending the classic with the contemporary, creating a home that resonates with your unique taste and lifestyle.