

4 Griffiths Link, Googong, NSW 2620



House For Sale

Friday, 2 February 2024

4 Griffiths Link, Googong, NSW 2620

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 246 m2

Type: House



Lauren Laing
0423349566



Ben Wilson
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Auction 15/02/2024

Welcome to this pristine three-bedroom home, well located in the sought-after Township of Googong. 4 Griffiths Link offers you thoughtful blend of functionality and style. Designed to embrace natural light and airflow, this two-story residence exemplifies modern design, featuring a floor plan tailored for contemporary, low-maintenance living with no compromises on comfort. Upon entering, the atmosphere exudes elegance and convenience. The flexible floor plan begins with a separate living room leading seamlessly into a spacious kitchen and living/dining area, all bathed in natural light with dual aspects for a sunny yet private ambiance. Sliding stacker doors open onto the rear entertaining space and garden, providing a blank canvas for you to craft the perfect environment for you, your friends, and family. All three bedrooms are situated upstairs, with the generously sized master bedroom offering a serene retreat complete with an ensuite, ample robe space, and a balcony presenting a delightful outlook. There's even a designated space on the landing where you can set up a home office if needed. 4 Griffiths Link invites you to experience modern living at its finest. From thoughtful design elements to its convenient location, this home is a true gem, offering a perfect balance of style and practicality. Don't miss the opportunity to make it your own - contact Ben and Lauren to arrange a viewing and step into a lifestyle of comfort, convenience, with a touch of sophistication.

The Features:

- Two-story design
- Light-filled lounge room to the front
- Family and dining off the kitchen
- Well-appointed kitchen with a 600/600mm gas cooktop and oven
- Dishwasher, stone benchtop, and ample counter and cupboard space
- Separate laundry room with storage
- Additional powder room
- Generous master bedroom with walk-in robe, ensuite, and private balcony
- Bedrooms 2 & 3 with built-in robes
- Modern family bathroom with a built-in bathtub
- Split system heating & cooling
- Quality window furnishings
- Double glazed windows
- Rear outdoor entertaining area with pergola
- Double garage with an electric door
- Convenient proximity to local amenities: 1-minute walk to IGA, restaurants, cafes, childcare facilities, public transport, parks, and schools

The Numbers:

- Block: 246m²
- Living Internal 118.7m²
- Garage 38.2m²
- Rates: \$776.75 per 1/4
- Rental estimate: \$640 - \$690 per week

This property is scheduled to go to Auction at our Summer Valentine's Edition Auction Event. When. Thursday 15th February 2024 Where. The Property Collection HQ - 47 Wentworth Avenue, Kingston Time. Doors open at 4.30PM. Auctions to commence precisely at 5PM