

47 Ross Crescent, Griffith, NSW 2680

House For Sale

Friday, 14 June 2024

SOUL
PROPERTY AGENTS

47 Ross Crescent, Griffith, NSW 2680

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 853 m2

Type: House



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Auction Guide | \$500,000 - \$550,000

Auction Location: On Site Imagine stepping into a home where every detail speaks of care and potential. At 47 Ross Crescent in Griffith, NSW, this beautifully neat and tidy 3-bedroom, 1-bathroom residence invites you to create your perfect beginning or make a savvy investment. As you walk through the front door, you're immediately greeted by the warmth of polished floorboards that extend throughout the home, setting a tone of timeless elegance. The large open-plan living area unfolds before you, a versatile space that's perfect for cozy family nights or entertaining friends. Picture yourself hosting dinners, where the conversation flows as easily as the layout. The heart of this home, the kitchen, stands ready to assist with its humble practicality. It's a space designed for efficiency, where every meal prepared feels like an act of love. The three generously sized bedrooms promise restful nights and personal space for every family member. The bathroom is a showstopper, recently renovated to a stunning standard that not only elevates your daily routine but also offers a glimpse into how the rest of the home could evolve with your personal touch. Comfort is paramount here. Whether it's the height of summer or the chill of winter, the split system reverse cycle unit, evaporative cooling, and natural gas ducted heating ensure that your home is always the perfect temperature. Step outside and see the new iron roof and colour bond fascia's, which not only enhance the home's durability but also add to its curb appeal. This property is more than just a home; it's a canvas for your dreams, with council DA approval for a large shed and drafted plans for a 2-bedroom villa, offering the potential for exciting development opportunities. Located on a coveted corner block, this home is just a short walk away from Enticknap Park, Griffith's most popular green space and East Griffith Shops. This property perfectly combines location with opportunity and lifestyle.

Key Features:

- **Spacious Bedrooms:** Three generously sized bedrooms provide ample space for relaxation and personalization.
- **Stunning Renovated Bathroom:** Recently renovated, the bathroom exudes modern elegance and hints at the home's potential for further stylish upgrades.
- **Polished Floorboards:** Throughout the home, polished floorboards add a touch of sophistication and warmth.
- **Recently Repainted:** The interior has been recently repainted, giving the home a fresh and inviting atmosphere.
- **Functional Kitchen:** The practical kitchen is both humble and efficient, ready to handle everyday meal prep with ease.
- **New Roof and Fascia:** A new iron roof and colour bond fascias are desired upgrades and maintenance relieving improvements for the benefit of new owners.
- **Need A Shed?** The property comes with current council DA approval for a large shed, offering additional storage or workspace options.
- **Development Possibilities:** Preliminary enquiries and plans for a 2-bedroom villa have been completed, presenting an exciting development opportunity, subject to council approvals.
- **Prime Location:** Situated on a desirable corner block, 47 Ross Crescent offers walking access to the area's most popular green space, Enticknap Park and the walking trails of Scenic Hill as well schools and local shops. Whether you're dreaming of your first home or an investment that promises growth, 47 Ross Crescent is your perfect choice. Contact us today to arrange a viewing and start your next chapter in this exceptional property.

Rental Appraisal: \$460.00 - \$480.00 per week