

480 Griffith Road, Lavington, NSW 2641



Sold House

Saturday, 2 September 2023

480 Griffith Road, Lavington, NSW 2641

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 765 m2

Type: House

\$440,000

Everything that you may have imagined in your next home is right here and ready to go, including an in ground pool. Conveniently located next to Melrose Park and a variety of amenities and just a short 10 minute drive to Albury CBD. Comprising four well-sized bedrooms, all with built in robes, master bedroom inclusive of an ensuite, functional kitchen with plenty of storage space and a dishwasher, two separate living areas to allow plenty of space for the whole family and a full main bathroom with separate toilet. You will be treated to year round comfort with ducted evaporative cooling, gas heating and two additional reverse cycle units. The large four car carport also has access through to a single lock up garage. Set on a large, fully fenced, low maintenance, approx 765m² block, there is plenty of room for the children and pets to enjoy. Entertaining will be a breeze with a large covered outdoor area with a wood heater for winter and ceiling fan for summer. With a little bit of TLC, this home has endless potential and is ideal for either an owner occupier or an investor with rental potential of \$430 per week. Council Rates: \$1450.94 per annum Water Rates: \$852.45 per annum + consumption Rental potential: \$450 per week