

**8 Griffin Avenue, Bexley, NSW 2207**



**House For Sale**

Thursday, 16 November 2023

8 Griffin Avenue, Bexley, NSW 2207

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 505 m2**

**Type: House**



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## Auction 16th Dec At 1:00 PM

Nestled in the heart of Bexley bordering Carlton and Kogarah is this solid double-brick home on a corner block offering a timeless blend of character and history. It is a wonderful opportunity to enter this prized pocket in Bexley with the added bonus of having two street frontages with the home facing Griffin Avenue and the garage accessible from Cameron Street. This provides incredible convenience for those with toys such as collector bikes, cars, and boats plus savvy investors looking for an additional income stream with granny flat potential STCA/CDC approval. Unparalleled in strength and insulation, enjoy the benefits of a home that keeps you cool in summer and warm in winter. Double the brick, double the comfort. From open-concept living spaces to a gourmet kitchen or a luxurious master suite, the potential is limitless with a property like this one in Griffin Avenue. Let your imagination run wild and turn this house into the envy of the neighborhood. There is scope to upgrade, renovate or build a brand-new architectural luxury home STCA/CDC approval. Properties in this area are in high demand and held by owners for long periods of time showcasing the community nature and spirit of this area. With a bit of TLC, you not only create a dream home for yourself but also make a smart investment that could yield significant returns in the future. The home is positioned within minutes of Carlton and Kogarah train stations, Kogarah shopping village, groovy cafes, restaurants, and the prestigious St George medical precinct. There is easy access by car/motorbike to local golf courses, beaches, river access, M5/M8 road entry points, Sydney Domestic/International airports and Port Botany. Quality school catchment options are available catering to primary, secondary, private, and catholic education. As a walk-to-everywhere address, you are central and can walk, cycle or drive to your intended destination. Accommodation:- Tightly held corner block, solid double brick construction, an excellent neighbourhood and welcoming community.- Level block of land set in a quiet street with dual street frontages, superb natural sunlight with tranquil surroundings.- Three quality-sized bedrooms, one bathroom and two entertaining spaces catering to larger families.- Solid timber kitchen with quality craftsmanship, gas cooktop, dishwasher, granite benchtops, abundant cupboard storage and direct access to the open plan dining area that also connects to the outdoor alfresco area.- Undercover access to the laundry plus a large outdoor backyard area for children to play games, sports and ideal for those tradies needing a workshop zone.- Fireplace, air-conditioning, high ceilings, front yard, established fruit trees, rear vegetable garden area for green thumbs, clothesline, rainwater tank, side access, privacy and quality Feng Shui energy.- nbn® Fibre to the Curb (FTTC) with ample room to integrate a home office for those working remotely or with children studying at school/university. Make this your own private oasis of enjoyment 365 days a year.- Single lock-up garage with extra parking available with a carport area for those who require additional space. This is suitable for those who have a boat, bike, small caravan, food truck, jet ski or outdoor watersports equipment.- Scope for a granny flat STCA/CDC approval for those wanting to increase their rental portfolios and investment yields. Features & Amenities:- Set in the school catchment zones for Carlton Public School, Kogarah High Schools and surrounding private and catholic educational facilities including Marist Catholic College Kogarah (across the road), Sydney Technical High School, Danebank Anglican School For Girls and St Gabriel's Catholic School.- 10-15-minute walk to Kogarah & Carlton train stations for those requiring access via the T4 line to the City of Sydney.- 5-minute drive to St George Private & Public hospitals for essential workers and versatile access to Port Botany.- Walk to the 455 and 446 bus services (Kogarah Station, St George Hospital, Rockdale Plaza and Roselands Shopping).- 10-minute drive to Dolls Point, Ramsgate Beach, Brighton-Le-Sands, Sans Souci and the new St George Sailing Club. Land Size: 505.9m<sup>2</sup> approx. (as per contract for sale). Griffin Avenue Frontage: 17.53m approx. (as per contract for sale). Cameron Street Frontage: 32.66m approx. (as per contract for sale). Property Dimensions: 17.53 / 13.79 X 32.66 / 32.36 approx. Rates Per Quarter Approximately: Council: \$531pq approx. Water: \$195.46pq approx. For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789 & 7229 1231. Myanna Wedes | 0431 927 391 & 7229 1231. Belle Property Platinum Elite Agents FY23, FY22 & FY21.\*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided.