

17 Griffiths Place, Eagle Vale, NSW 2558



House For Sale

Tuesday, 25 June 2024

17 Griffiths Place, Eagle Vale, NSW 2558

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 560 m2

Type: House



Anthony Bekiaris

0246287444

Timed Sale Guide \$770,000 - \$820,000

Timed Sale finishes on Tuesday 9th July @ 2pm. Successful purchase will be subject to a cooling off period. *THIS IS NOT AN ONLINE AUCTION. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/134743> Discover the perfect blend of comfort and convenience in this beautifully maintained single-level family home, nestled in the heart of Eagle Vale. Situated on a generous 560m² block, this property offers spacious living with a touch of modern elegance. Upon entering, you are welcomed into a formal living room that radiates warmth with its rich timber flooring and reverse cycle air conditioning, ensuring comfort throughout the seasons. Adjacent to this, the dining area features sleek tiled floors, perfect for family meals and gatherings. The home includes three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom boasts a built-in wardrobe and, like all bedrooms, features timber floors and ceiling fans for a restful night's sleep. The heart of the home is a modern timber kitchen equipped with high-quality gas appliances, ample cupboard and bench space, and a convenient breakfast bar, ideal for quick meals or morning coffee. An internal laundry with additional storage solutions adds to the practicality of this family-friendly home. The stylish main bathroom includes both a separate bath and shower, catering to all family needs. Additionally, the single lock-up garage provides secure parking and includes rear access to the yard, perfect for outdoor activities or gardening. Positioned in a prime location, the home benefits from the proximity to key amenities with Eagle Vale Shopping Village just 1.4 km away (approx.), Eagle Vale High School within an easy 850m walk (approx.), and the tranquil Thomas Clarkson Reserve is a mere 400m from your doorstep (approx.), offering ample recreational options. Ideal for families looking for a move-in ready home, this residence promises to be a place where memories are made. Features Include: - Spacious 560m² block of land. - Formal living room with timber flooring and reverse cycle air conditioning and a dining room with tiled flooring. - Three well-proportioned bedrooms with a built-in wardrobe to the master, timber flooring and ceiling fans in all bedrooms. - Modern timber kitchen design with gas appliances, ample cupboard and bench space, including a breakfast bar. - Internal laundry room with additional storage solutions. - Modern main bathroom with separate bath and shower. - Single lock-up garage with rear yard access. - Eagle Vale Shopping Village located just 1.4 km away (approx.). - Eagle Vale High School only 850m away (approx.). - Thomas Clarkson Reserve just 400m away (approx.), ideal for family outings and leisure activities.* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.