

41 Ledgerwood Street, Griffith, NSW 2680

House For Sale

Saturday, 29 June 2024

SOUL
PROPERTY AGENTS

41 Ledgerwood Street, Griffith, NSW 2680

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 904 m2

Type: House



Nathan Thomas

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Auction Guide | \$500,000

Auction Location: On site Step into a lifestyle of vibrant convenience at 41 Ledgerwood Street, East Griffith. Located a mere 250 meters from Driver Shopping Plaza and MRHS Wade site, and opposite Blumer Park, this home offers the ultimate blend of urban energy and natural tranquillity. Boasting ample space with 4 bedrooms plus a dedicated office, all featuring built-in robes, this residence is designed for modern living. The recently updated bathroom with relaxing spa bath is not only spacious but also reflects contemporary style. Entertain effortlessly in two expansive living areas: a cozy lounge at the front and a captivating rear space with full-height glass doors that flood the interiors with warm north/east sunlight. Perfect for gatherings or simply relaxing with loved ones, this area also features a wood fire, ensuring comfort on cooler evenings. Stay comfortable year-round with underfloor zoned heating and evaporative cooling, while the functional kitchen with gas hotplate, electric oven, dishwasher and a breakfast bench serves as the heart of the home, connecting seamlessly with the living areas. Additional highlights include new carpets throughout, a second toilet for convenience, and a secure lock-up garage with an adjoining carport, all set on an impressive 900+sqm block of land there's plenty of room for children a shed or to extend the home! Ideal for young families seeking space and style at an accessible price point, or savvy investors looking to secure a quality home ready for immediate occupancy, this property represents a genuine opportunity to enter our thriving real estate market. We know you are going to love 41 Ledgerwood Street. Rental Appraisal is \$550.00 per week