

**47 Edmondson Avenue, Griffith, NSW 2680**

**House For Sale**

Sunday, 23 June 2024

**SOUL**  
PROPERTY AGENTS

47 Edmondson Avenue, Griffith, NSW 2680

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 923 m2**

**Type: House**



Nathan Thomas

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## Auction Guide | \$530,000 - \$580,000

Auction Location: On Site! Introducing 47 Edmondson Avenue, a dream home nestled in the heart of North Griffith! Just a short walk (1.1km) to the new \$250 million dollar Griffith Base Hospital and Medical Precinct, this stunning property offers the perfect blend of convenience and accessibility. Picture stepping into a residence that greets you with versatility and warmth. This quality home features a flexible layout, allowing you to choose between 4 bedrooms and 2 living areas, 3 bedrooms plus an office, or even 4 bedrooms and an office. The choice is entirely yours, making this space perfect for families of all sizes. The updated kitchen is the heart of the home (features gas hotplates, electric oven and a dishwasher), designed in an open-plan layout that invites the beautiful northern sunshine to stream into the living area. Picture yourself preparing meals while overlooking the expansive yard, with sunlight pouring in, this is what makes North Griffith so desirable. Retaining the beautiful features that are synonymous with classic North Griffith, this home boasts high ceilings, polished timber floorboards, and an open fireplace. These timeless details blend seamlessly with modern updates including fully ducted gas heating, ducted cooling and ceiling fans. 47 Edmondson Avenue is the perfect balance of old-world charm and contemporary living. Situated on a generous lot over 900 sqm, there's plenty of room for outdoor activities and entertaining. The oversized double carport provides easy access to the yard, while the great-sized shed/workshop offers additional space for hobbies or storage. For investors, this home is a dream come true. It's rent-ready and located near the medical and teaching precincts, making it highly attractive to professionals in those fields. Plus, there's plenty of potential to add a second dwelling and increase your returns, subject to council approval. Expected rental per week would be in the region \$550 per week. This home is more than just a place to live—it's a lifestyle waiting to be embraced. Whether you're a family looking for a forever home, an investor seeking a rent-ready property, or someone with a vision for the future, 47 Edmondson Avenue has it all.