



## 32 Bugno Crescent, GRIFFITH, NSW 2680

### The 3 'P's' of Real Estate!

The 3 'P's' of Real Estate have long been acknowledged as Position, Presentation and Pricing and these are all evident with 32 Bugno Crescent, Driver.

The Position or location is brilliant. Looking to Father O'Dea Park - with no neighbours opposite, there is a lovely feel of space and tranquility. This location is also so close to Griffith's CBD and is walkable to Murrumbidgee Regional High School (Wade Campus), childcare and Driver Shopping Precinct.

The residence has been beautifully constructed by a local master builder renown for his quality craftsmanship and attention to detail. The Presentation of the property is immaculate and has been brilliantly maintained by its long-term owner. Updated ducted reverse cycle and kitchen appliances attest to the ongoing maintenance of the home.

Floorplan provides lounge, dining, family/TV room, eat in kitchen, 4 extremely spacious bedrooms and Main and Ensuite bathrooms. Double garaging with extra store space, workshop/storeroom and 3rd WC.

The location and quality of this handsome home and realistic sale guide will ensure

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**TYPE:** For Sale

**INTERNET ID:** 57P0793

#### SALE DETAILS

**Sale Guide | \$750,000 - \$780,000**

#### CONTACT DETAILS

**Elders Real Estate Griffith**  
Shop 1/490 Banna Avenue  
GRIFFITH, NSW  
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value for the fortunate purchaser.

- Land Area 849.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









