



## 22 Couch Road, GRIFFITH, NSW 2680

### Solid Family Home in Central Location

Set on a generous 1,012m<sup>2</sup> block, this solid brick veneer residence offers space, practicality, and a fantastic location close to clubs, the Griffith City Cinema complex and Griffith's main street.

#### Inside the Home:

Inviting entryway leading to a very large lounge/living zone

Open-plan kitchen and dining area with excellent storage

Three spacious bedrooms, including a main bedroom with walk-in robe and ensuite

Main bathroom with bath, shower, and vanity

Extra-large laundry at the rear for added functionality

Two reverse-cycle split systems provide year-round comfort

#### Outside:

**TYPE:** For Sale

**INTERNET ID:** 57P0837

#### SALE DETAILS

**Sale Guide | \$650,000 - \$680,000**

#### CONTACT DETAILS

**Elders Real Estate Griffith**  
Shop 1/490 Banna Avenue  
GRIFFITH, NSW  
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Double vehicle carport with drive-through access to the backyard

Storage shed + garden shed for added convenience

Established gardens providing a lovely outdoor setting

Master built, this residence stands out for its solid craftsmanship and generous proportions. It retains its original character, offering buyers the opportunity to update or enjoy its retro appeal. With driveway access to the rear yard and excellent car accommodation, it's ideal for families, renovators, or investors alike.

Centrally located in a tightly held precinct, this comfortable family home in a popular area is sure to please.

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Double carport



