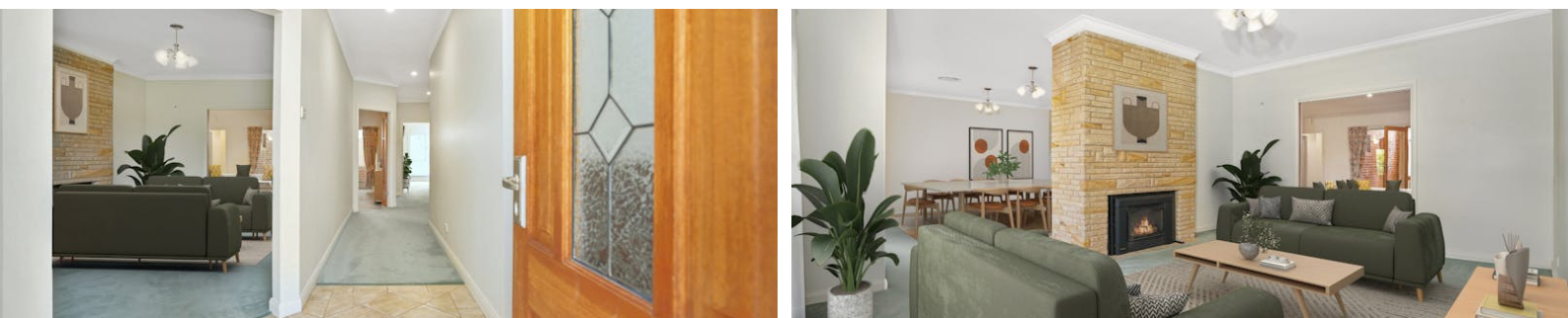




## 35 Wood Road, GRIFFITH, NSW 2680

### Spacious Residence - 'High-Side' Wood Road!

35 Wood Road isn't just an extensive renovation but a complete 'rebuild' which was carried out in 2003 - the only retained item is a handsome sandstone fireplace - now home to a gas fire.

Location is paramount to this lovely residence - and we'll believe you'll never tire of the view to green lawns and to the Scenic Hill reserve beyond. The front vista is also striking with its elevated view to treelined Wood Road - no feeling of being 'hemmed in' here.

Spacious living of approx. 361m<sup>2</sup> (approx. 39 sq.) provides 3 living zones - a formal lounge and large dining is divided by the central fireplace and flows out to a massive entertaining terrace.

A second living area is adjacent to the kitchen with masses of storage and counterspace - and a clever chute for rubbish disposal to the garage below. This family room/kitchen zone then flows to an enclosed rumpus/entertaining room - with the glorious Hill views.

**TYPE:** Auction

**INTERNET ID:** 57P0857

#### **AUCTION DETAILS**

5:00pm, Wednesday  
December 10th, 2025

#### **CONTACT DETAILS**

**Elders Real Estate Griffith**  
Shop 1/490 Banna Avenue  
GRIFFITH, NSW  
02 6962 3722

**Mark Davidson**  
0418 691 022

4 massive bedrooms and 2 bathrooms complete this highly liveable home.

4 car accommodation - double garage and double carport.

The thought that has been put into the planning process has resulted in a home of ease of living and practicality.

Quality features include lift from garage level to terrace, ducted reverse cycle air conditioning and computerised watering system.

- Land Area 846.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Double carport





