



8 Animoo Avenue, GRIFFITH, NSW 2680

A Blue-Chip Address with Enduring Appeal

Set within one of the area's most desirable and tightly held streets, this well-presented family residence combines timeless character with contemporary comfort. Generously proportioned and thoughtfully configured, the home offers six bedrooms, three spacious living zones and multiple bathrooms, providing flexibility to suit a range of family needs.

Original features including polished timber floors, high ceilings, ornate cornices and Daddo timber decorative wall panelling add warmth and character, while modern updates enhance everyday functionality. The modern kitchen with walk-in pantry, updated bathrooms and separate upstairs retreat contribute to a practical and comfortable living environment. Bi-fold doors open to an enclosed outdoor entertaining area with steel mesh gauze, overlooking a self-cleaning inground pool and BBQ area, suitable for year-round use.

Positioned within the established medical, church and school precinct, directly opposite the Griffith Base Hospital and just minutes from supermarkets and the town centre, the property enjoys a highly convenient setting. The home's size, layout and location may appeal to a range of potential uses, including residential living or alternative applications such as health-related, business or short-term accommodation purposes (STCA).

TYPE: For Sale

INTERNET ID: 57P0876

SALE DETAILS

\$1,350,000

CONTACT DETAILS

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Property Highlights

- Highly regarded, tightly held location
 - Six bedrooms
 - Three spacious living zones
 - Multiple bathrooms
 - Modern kitchen with walk-in pantry
 - Enclosed outdoor entertaining area
 - Self-cleaning inground pool with thermal blanket
 - Double car accommodation
 - Computerised watering system
 - Workshop/shed/integrated storage and workspace room
- Land Area 940.20 square metres
 - Bedrooms: 6
 - Bathrooms: 3
 - Double carport







