



## 38 Carrathool Street, GRIFFITH, NSW 2680

### Elegant, Welcoming, Cool Oasis

Positioned on what is widely regarded as one of Griffith's most prestigious and tightly held streets in the area, this beautifully maintained weatherboard residence blends classic 1940s charm with a thoughtfully designed contemporary extension.

The home welcomes you via a federation character front veranda into a wide entry hall with polished floorboards, leading off to a formal lounge with fireplace that sits directly opposite a formal dining room, also featuring a fireplace - both spaces rich in character and warmth and showcase ornate cornice, polished boards and art deco light fittings.

Flowing from the dining area, the home opens into an impressive open-plan kitchen and rear living zone, stepping down into a light-filled space that truly forms the heart of the home. Cedar cathedral ceiling, skylights and expansive cedar double-glazed windows frame with views of the beautifully curated rear garden, creating an inviting and magnetic environment for everyday living and entertaining.

Accommodation includes three generous bedrooms plus an upstairs loft, ideal as a home office or fourth bedroom. The main bedroom is comfortably proportioned and features a walk-through robe with pull-down storage and a stylish ensuite. Bedrooms two and three are both spacious and include built-in robes.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 57P0883

#### SALE DETAILS

**\$1,100,000**

#### CONTACT DETAILS

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The main bathroom is substantial in size and showcases a freestanding claw-foot bath and original pedestal basin adding character and charm. A well-appointed laundry offers excellent bench space and built-in cabinetry.

An enclosed outdoor entertaining area to the side of the home adds further versatility, complete with sliding blinds, an infrared heater and a Grande commercial exhaust fan over bbq - ideal for year-round use.

The gravel driveway meanders through to the rear yard, leading to a detached double garage with electric roller door. Adding a rare and enviable feature, the property also includes a standalone besser-block wine cellar with reverse-cycle climate control - a standout inclusion for wine enthusiasts.

This exceptional family residence offers a rare combination of character, space, modern efficiency and immaculate presentation - all set on a large, private block in one of Griffith's most sought-after locations. With its enduring appeal, quality upgrades and outstanding lifestyle credentials, this home is a rare opportunity in the current market.

Reverse Cycle ducted heating/cooling

Solar power with panels and tesla battery

Alarm system

Computerised watering system

- Land Area 1,214.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage















