



## 9 Hoad Street, GRIFFITH, NSW 2680

### Spacious Family Living with Parkside Appeal

Gracefully positioned in a highly convenient setting with direct access to adjoining parkland, this immaculately presented residence delivers a compelling combination of space, flexibility, and refined comfort across a generous 828m<sup>2</sup> allotment.

Behind its attractive rendered facade, the home reveals a thoughtfully designed floor plan, introduced by a welcoming portico entry and flowing seamlessly into an expansive open-plan living domain. The kitchen forms the heart of the home, complete with a walk-in pantry and designed to effortlessly connect with the dining and lounge areas-ideal for both relaxed family living and entertaining.

A secondary living zone or sunroom extends from the main living area and is accentuated by striking cathedral ceilings, creating a light-filled retreat that enhances the home's sense of space and versatility.

Accommodation is well-considered, comprising four bedrooms, including a privately positioned master suite with walk-in robe and ensuite. The fourth bedroom offers exceptional flexibility, perfectly suited as a home office, studio, or guest retreat, with the added advantage of its own separate access via the garage. The remaining bedrooms are appointed with 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:** 57P0903

**SALE DETAILS**

**\$769,000**

**CONTACT DETAILS**

**Elders Real Estate Griffith**

Shop 1/490 Banna Avenue  
GRIFFITH, NSW  
02 6962 3722

**Brendan Catanzariti**  
0447 641 454

The main bathroom is both functional and inviting, featuring a custom bath, shower, vanity, and toilet, while a spacious laundry with built-in cabinetry completes the home's practical elements.

A double lock-up garage with internal access integrates seamlessly into the home's footprint, reinforcing both convenience and security.

#### Features

- Freshly painted
- Drive-through access to rear yard
- Solar power system
- Reverse cycle ducted heating and cooling
- Underfloor heating, including wet areas
- Wood heater providing warmth and ambience to the main living zone
  - Land Area 828.00 square metres
  - Bedrooms: 4
  - Bathrooms: 2
  - Car Parks: 2



