



## 92B Clifton Boulevard, GRIFFITH, NSW 2680

### Effortless Living with Timeless Design & Outdoor Connection

Immaculately maintained and thoughtfully designed, this quality brick veneer villa delivers a seamless balance of comfort, functionality, and everyday ease-offering a lifestyle that remains as appealing today as when first conceived.

From the moment you enter, a welcoming space unfolds, with a central entry guiding you into a relaxed main lounge before transitioning to the heart of the home. Here, a light-filled kitchen and dining domain is enhanced by striking cathedral ceilings, creating an uplifting sense of openness while effortlessly connecting to the outdoor patio deck and rear yard. An inviting setting for both quiet mornings and effortless entertaining.

Accommodation is well-considered, comprising three bedrooms, two fitted with built-in robes and the main bedroom offering a walk-in robe and ensuite, providing a comfortable and functional retreat.

The main bathroom is well-appointed and is complemented by a separate toilet, while a generous laundry with built-in storage completes the home's practical design.

Outdoors, established lawns and gardens create a private and low-maintenance

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**TYPE:** For Sale

**INTERNET ID:** 57P0905

**SALE DETAILS**

**\$645,000**

**CONTACT DETAILS**

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setting, while the single lockup garage with drive-through access to the rear yard adds a further layer of versatility.

A residence defined by its easy flow, enduring design, and inviting indoor-outdoor connection - offering a lifestyle of comfort and convenience ready to be enjoyed from day one.

- Reverse cycle ducted heating/cooling
- Solar system
- Stata title
  - Land Area 451.00 square metres
  - Bedrooms: 3
  - Bathrooms: 2
  - Single garage



