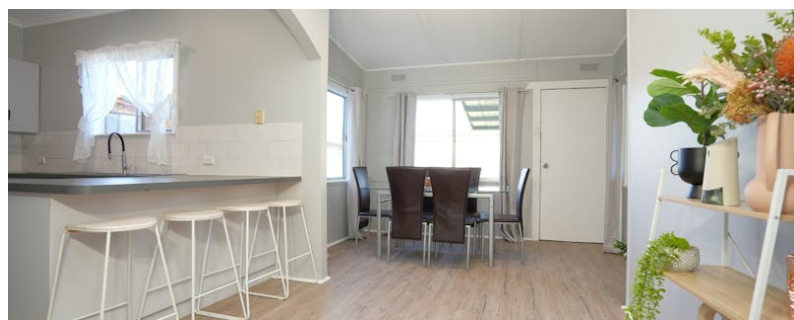




13 Coonong Street, GRIFFITH, NSW 2680

Premium Shedding, Practical Family Living

13 Coonong Street offers a unique buying opportunity for the right purchaser seeking a comfortable home together with the ability to utilise the large yard and expansive shedding, providing endless possibilities for work and play.

Set amongst established lawns and gardens, this neatly presented residence offers outstanding value for buyers seeking a home with substantial upgrades already completed. With extensive upgrades, including quality shedding and significant infrastructure improvements, this is a property that combines practicality, functionality and affordability.

The home comprises a comfortable lounge upon entry and an open kitchen and dining area. Accommodation includes three bedrooms, with the main bedroom featuring generous built-in robes.

The bathroom offers a shower and vanity, while a separate toilet and basin provide added convenience. The laundry is positioned nearby and includes a single wash basin.

TYPE: For Sale

INTERNET ID: 57P0943

SALE DETAILS

\$650,000

CONTACT DETAILS

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Outside is where the property truly shines. A fully enclosed two-car carport with a concrete floor and a 5-metre-wide roller door provides secure vehicle storage and drive-through access to the backyard. Adjoining this is a spacious 6m x 7m covered entertaining area, with new concrete currently being completed, creating the perfect space for family gatherings and outdoor living.

Tradies, hobbyists and those requiring additional storage will appreciate the impressive 13m x 8m Colourbond shed with a 4.3-metre peak, concrete floor and power connected.

Year-round comfort is ensured with evaporative cooling and three split-system heating and cooling units, while four security cameras provide added peace of mind.

Offering exceptional value at an attractive price point, this property will appeal to first home buyers, investors, tradespeople and anyone looking for a home where the hard work has already been done.

Some of the improvements include:

Repainted inside and out

New flooring throughout

New rear concreted patio

New power box

Extensive plumbing upgrades

New concrete double car driveway

New extra wide and high electric roller door

Solar panels

- Land Area 1,027.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage
- Double carport



