



5 Griffiths Place, Araluen

## Tropical Sanctuary with Architectural Flair, ~5 Griffiths Place

Set in a quiet cul-de-sac and surrounded by lush tropical gardens, 5 Griffiths Place is a distinctive residence offering architectural character, flexible living and exceptional lifestyle appeal. With three bedrooms, a dedicated study and a fully self-contained granny flat, this property is ideal for families, professionals, or those seeking multi-generational living or additional income potential.

The main residence is framed by established palms and landscaped gardens, creating a private and peaceful retreat. Inside, soaring timber-lined ceilings, slate flooring and expansive windows enhance the sense of space, light and airflow throughout the home.

Open-plan living and dining areas flow seamlessly into a well-appointed kitchen featuring generous bench space, ample storage and a central island—perfect for entertaining or everyday living. A separate lounge area provides additional flexibility, while the dedicated study is ideal for working from home or creative pursuits.

The home comprises three well-proportioned bedrooms,

3  2  2 

### FOR SALE

Offers Over \$690,000

### AGENTS

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### AGENCY

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complemented by a fresh, functional bathroom with full-size bathtub and modern finishes.

Adding outstanding versatility is the self-contained granny flat, privately positioned and surrounded by greenery. This space is perfect for extended family, guests, Airbnb use or rental income, while still maintaining privacy from the main residence.

Outdoor living is a standout feature, with a covered entertaining area overlooking a leafy, tranquil courtyard. Established tropical gardens surround the home, creating shaded, serene spaces to relax or entertain year-round.

Key features include:

Quiet cul-de-sac location

- 3 bedrooms plus dedicated study
- Unique architectural design with timber-lined ceilings
- Open-plan living with excellent natural light
- Functional kitchen with island bench
- Separate living zones
- Self-contained granny flat with private access
- Covered outdoor entertaining area
- Lush, established tropical gardens
- Private and peaceful setting

Offering character, flexibility and lifestyle in equal measure, 5 Griffiths Place is a rare opportunity in a tightly held location.

## MORE DETAILS

Property ID	2D4SFD5
Property Type	House
Land Area	1280 m2
Including	Toilets (2)

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