



8 Wells Gardens, Griffith

Position, Potential & Parkland Outlook

Auction Location: On Site

Set in one of Griffith's most desirable enclaves, this rare opportunity offers endless potential in a prime, tightly held location.

A mid-century four-bedroom, two-bathroom residence, perfectly positioned opposite peaceful parklands and just a short stroll from the vibrant heart of Manuka Village, offers lifestyle, convenience, and boundless potential.

Whether you're ready to renovate, detonate, or simply move in and enjoy as-is, 8 Wells Garden is bursting with opportunity. With no heritage listing, the freedom is yours to transform or rebuild to your vision.

An exceptional offering in a blue-chip location —opportunities like this are rare.

- Positioned opposite lush parklands
- Walk to Manuka Village, cafes, restaurants & boutique shops
- Moments from top local schools, playing fields
- Spacious block in a peaceful, tree-lined street

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
Auction 27/09/2025

AGENTS

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AGENCY

LJ Hooker Manuka
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- One of Griffith's most sought-after addresses
- Generously sized living and dining areas
- Kitchen with appliances and ample storage
- Electric oven and cooktop
- Bosch dishwasher
- Four spacious bedrooms with built-ins
- Well-appointed bathroom
- Separate laundry and plenty of storage
- Large backyard, perfect for entertaining or family fun
- Secure garage space for 2 vehicles

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1U55FMF
Property Type	House
House Size	188 m2
Land Area	902 m2
EER	2
Including	Air Conditioning

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Approx. total area: 168m²  N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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