

## Griffith, 32 Ross Crescent

AUCTION THIS WEDNESDAY 26TH FEB!

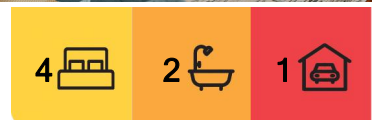
AUCTION THIS WEDNESDAY 26TH FEB FROM 12 noon at the GEM HOTEL  
CONFERENCE ROOM, REGISTRATIONS FROM 11.30AM!  
PRE REGISTRATIONS NOW OPEN - CALL ANTHONY TO ARRANGE!

Endless options with this perfectly positioned East Griffith Property! Only minutes to Eticknap Park, East Griffith Shopping Centre and Schools!  
The upper level residence features 3 bedrooms all with Built in Robes and Ceiling Fans with an amazing 4 Living Areas to give the growing family the privacy each needs!  
With Alfresco area overlooking tree filled yard offering the outdoor entertaining alternative. Granny Flat, Teenage Retreat or Studio encompasses the ground level with full Kitchen and Bathroom facilities with massive living area which offers multi-generational living, guests, or rental income!

3 Bedrooms      Granny Flat/Studio



**Disclaimer:** 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.



**For Sale**  
AUCTION GUIDE \$560,000 to \$590,000

**View**  
[ljhooker.com.au/167HZ5](http://ljhooker.com.au/167HZ5)

**Contact**  
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**LJ Hooker Griffith**  
**(02) 6964 5552**

Heating/Cooling    Several Living Areas  
Alfresco Area        Potential Dual Income

Other Features include Garage, Under Cover Storage Area, Garden Shed, Solar Panels, Fenced Yard.... Great Family Home with Plenty of Room in one of Griffith's most popular zones!

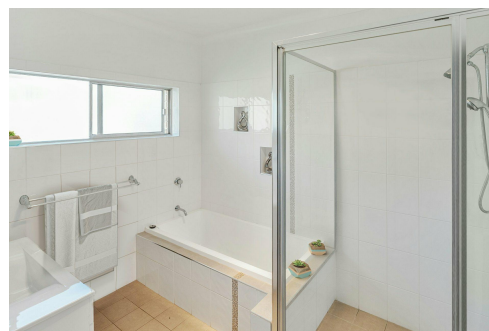
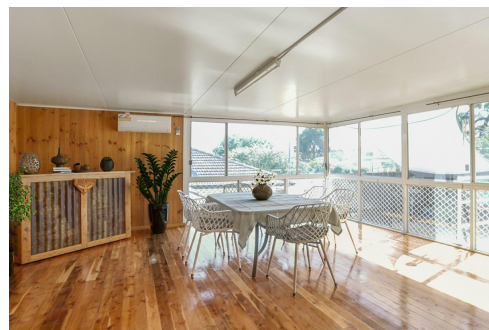
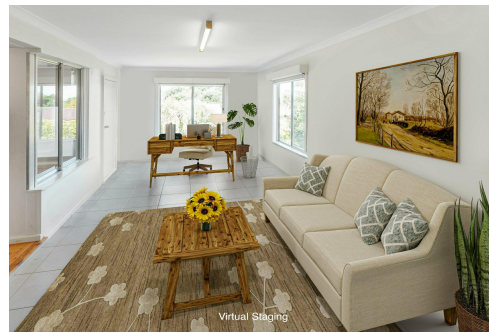
Auction 26th February 12 Noon at Gem Hotel Conference Rooms.

## More About this Property

Property ID	167HZ5
Property Type	House
Land Area	951 m2

**Anthony Sergi 0412 596 366**  
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