

90 Griffiths Street, Oak Flats

ANOTHER SOLD BY CRAIG HYDE OF L J HOOKER ALBION PARK RAIL




Another property SOLD by CRAIG HYDE of L j Hooker Albion Park Rail

Welcome to your dream location! Nestled in the heart of Oak Flats, this delightful 3-bedroom residence at 90 Griffiths Street offers a perfect blend of comfort, style, and functionality. Set on a generous 695.6 sqm block, this property is ideal for families seeking a spacious and inviting living space.

Maybe, you wish to knock down and rebuild, renovate into a modern home or (S.T.C.A.) redevelop the property... the choice is yours.

The property features: - 3 spacious bedrooms, perfect for family living or accommodating guests. A well-appointed bathroom featuring modern fixtures. I believe there is timber floors under the carpet and with a bit of vision, the home itself, would love for you to put your own touch on... i strongly suggest coming have a look ASAP.

External features - Enjoy the convenience of a detached garage with

3  1  1 

FOR SALE
New to market

AGENTS

Craig Hyde
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AGENCY

LJ Hooker Albion Park Rail
(02) 4256 3344

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

secure parking and a north facing rear yard. Side access to the rear yard, providing ample outdoor space for kids to play or for gardening enthusiasts to create their own oasis.

Interior Highlights: Step inside to discover a warm and welcoming atmosphere. The home boasts beautiful floorboards throughout, complemented by ceiling fans and air conditioning for year-round comfort. The living area is perfect for family gatherings, while the internal laundry and 2nd toilet, adds to the practicality of everyday living. The kitchen is equipped with a dishwasher, making meal prep a breeze.

Outdoor Features: The north-facing yard is a standout feature, providing abundant natural light and a perfect spot for outdoor entertaining. The fully fenced backyard is pet-friendly, ensuring your furry friends can roam freely. Enjoy your morning coffee on the front balcony.

Location: Situated in a peaceful neighborhood, this home is conveniently located near local amenities, parks, and schools. With easy access to public transport and major roads, commuting to nearby areas is a breeze. ****Additional Amenities: ****- Gas heating for cozy winter nights- Broadband internet for all your connectivity needs- A workshop area for DIY enthusiasts Don't miss this fantastic opportunity to secure a charming home in a sought-after location. Whether you're a first-time buyer, a growing family, or looking to downsize, this property offers endless possibilities.

Zoning on the property - R2 (Shellharbour council) - council rates \$2447.59 per annum

Rental appraisal with a slight cosmetic touchup \$650- / \$670- per week.

Contact listing agent Craig Hyde today on 0404497521 or email: chyde.albionparkrail@ljhooker.com.au to arrange a viewing and make 90 Griffiths Street your new home!

- Please note a delayed settlement will be needed subject to the supreme court providing a registration of probate. *

MORE DETAILS

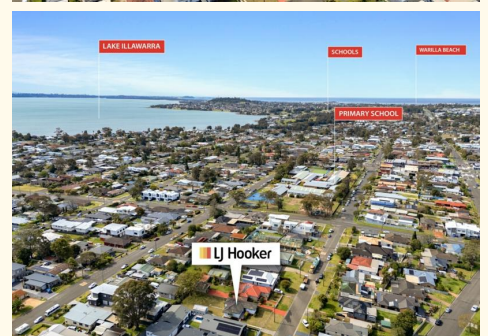
Property ID	MU1G55
Property Type	House
Land Area	695.6 m2
Including	Air Conditioning Toilets (2) Balcony Dishwasher Floorboards Workshop Secure Parking Fully Fenced Detached Garage North facing yard Ceiling Fans

Craig Hyde 0404 497 521

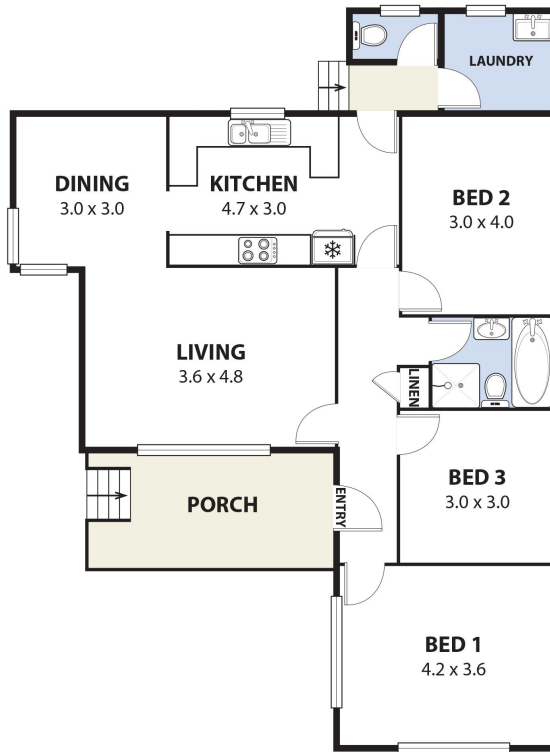
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90 GRIFFITHS ST, OAK FLATS
Combined Internal Space 91m²



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