

**9 Albion Grove Crescent, Griffith, NSW, 2680**

**House For Sale**

Wednesday, 13 November 2024

**SOUL**  
PROPERTY AGENTS

9 Albion Grove Crescent, Griffith, NSW, 2680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Ideal Starter or Smart Investment**

Welcome to 9 Albion Grove Drive in conveniently located Murrumbidgee Estate—a property that offers the complete package for comfortable family living or a savvy investment. This 4-bedroom home combines space, style, and location, making it the ideal choice for first-time homebuyers or investors looking for long-term value and leaving room for the new owners to add a personal touch!

Step inside and feel right at home with a thoughtful floor plan that caters to both relaxed family gatherings and entertaining. The well-appointed kitchen features ample storage and overlooks an open plan living area, allowing you to stay connected with family and guests while preparing meals. Beyond this, a second, formal lounge room offers a private space to unwind.

The master suite provides a touch of luxury with its own ensuite, creating a private retreat away from the home's other three bedrooms. Ideal for the growing family, these rooms are spacious and versatile, ready to be personalized to suit your lifestyle.

Location is everything here. Enjoy the convenience of being close to Griffith's bustling CBD, local primary and secondary schools whilst also providing the perfect mid-way point to the city and one of the area's largest employers, Baiada Steggles. Plus, Locklea Park is only 300 meters from your doorstep, offering a fantastic outdoor space just a short walk away.

Additional features make this property stand out—the gauzed BBQ area is perfect for entertaining, and a lock-up shed provides extra storage for tools, bikes, or a workshop setup.

Seize this opportunity to own a home in a prime location and extend the value of your buying power. Whether you're starting your family journey or making a solid investment choice, this Albion Grove Drive address has it all!