



45 Griffiths Avenue Camden South, NSW



Exciting opportunity! A much loved family home with a granny flat

This immaculately presented home sits majestically on an impressive 1,029sqm block of land with a granny flat. Located in sought-after Camden South, moments from Camden CBD, Camden Valley Inn, public transport, and parks. This property is ideal for a growing family and an astute investor.

- A selection of lower-level living spaces including lounge, dining, family and meals areas
- Further upstairs casual living room and a dedicated study area
- Four upper-level bedrooms, master suite featuring an ensuite and a large wardrobe
- Central kitchen with laminate marble bench, induction cooking and stainless-steel appliances
- Outdoor entertaining area overlooking a neat and tidy backyard

For more details please visit <https://www.gyproperty.com.au/7207875>



Anna Younan

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UPPER LEVEL



LOWER LEVEL



SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

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GILBERT + YOUNAN

