



45 Griffiths Avenue Camden South, NSW

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### 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**

0416 053 838

