

# GRIFFIOEN.



33 NANCY AVENUE  
ST ALBANS



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# OLD SCHOOL CHARM. MODERN COMFORTS.

 3  2  1  180 m<sup>2</sup>  799 m<sup>2</sup>

This place walks the line between nostalgic and now—and nails it.

Set on a north-facing, private 799sqm section, this 1950s home blends timeless design with everything you need for easy living today.

- Original Art Deco features, including fireplaces and light fittings
- Renovated kitchen with Bosch appliances and seamless flow through the dining room to the outdoors
- Stylish bathroom with underfloor heating
- Separate laundry and second bathroom for added practicality
- Two heat pumps + gas fire + wood burner
- Gas hot water
- Massive living area—perfect for entertaining or spreading out
- Three large bedrooms, all with built-in storage
- Separate single garage + off-street parking
- Fully fenced section with established trees, space for raised gardens and a proper clothesline

Whether you're future-proofing or just want a home that feels like yours, this one delivers.

# WELCOME.

Zoned for Mairehau Primary, with St Francis of Assisi nearby. Merivale and the CBD? Minutes away.

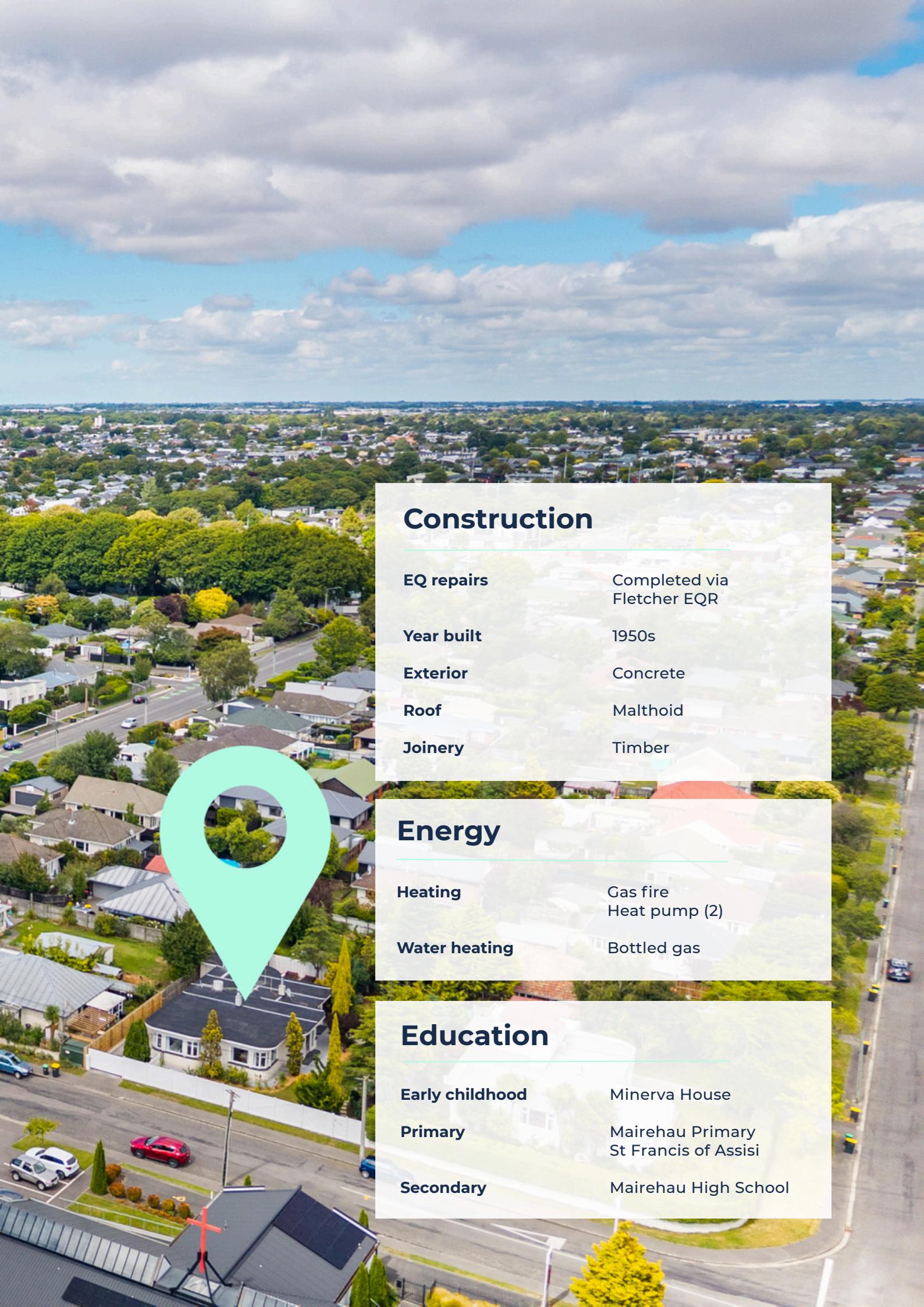
Vintage charm, modern ease, and room to move. The owners are here to sell.

## Legals

<b>Land area</b>	799 m <sup>2</sup>
<b>Floor area</b>	180 m <sup>2</sup>
<b>Tenure</b>	Freehold
<b>Rateable value</b>	\$750,000 (01 Aug 2022)
<b>Land value</b>	\$460,000 (01 Aug 2022)
<b>Improvements value</b>	\$290,000 (01 Aug 2022)
<b>Rates</b>	\$4,532.83 (01 Aug 2022)
<b>Council zone</b>	Residential Suburban
<b>Technical category</b>	TC2

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## Construction

<b>EQ repairs</b>	Completed via Fletcher EQR
<b>Year built</b>	1950s
<b>Exterior</b>	Concrete
<b>Roof</b>	Malthoid
<b>Joinery</b>	Timber

## Energy

<b>Heating</b>	Gas fire Heat pump (2)
<b>Water heating</b>	Bottled gas

## Education

<b>Early childhood</b>	Minerva House
<b>Primary</b>	Mairehau Primary St Francis of Assisi
<b>Secondary</b>	Mairehau High School



This floor plan has been created using Cubicasa. While measurements are considered highly reliable, they cannot be guaranteed.



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- 🏠 **63 properties sold** in the past 12 months
- ⌚ **29** median days on market

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- ✓ **A marketing plan that works** – designed to give your property every chance to sell, not just tick boxes.
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- ✓ **Spend where it counts** – competitive commission options so you can invest into marketing and presentation.



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## WHAT DO YOU THINK ABOUT THE PROPERTY?

Scan the QR Code to answer our quick survey

