

# 1/11 Koolkhan Drive, Koolkhan, NSW 2460



## Duplex/Semi-detached For Sale

Monday, 18 March 2024

1/11 Koolkhan Drive, Koolkhan, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 700 m2

Type:

Duplex/Semi-detached



Benny Holder  
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## \$530,000 - \$549,000

Discover the allure of 1/11 Koolkhan Drive, Koolkhan, blending modern living and convenience in a 100% flood-free locale. Just minutes past the Junction Hill store and a brief drive to Grafton CBD, this estate radiates a neighborhood charm with homes of similar design, promising a sound investment for years to come. This 3-bedroom residence, including a main bedroom with an ensuite and walk-in wardrobe, epitomizes modern living. The property features a contemporary kitchen equipped with gas cooking and a dishwasher, seamlessly flowing into an open plan living space. Practicality is key, with a separate laundry, internal access to the garage, and ample storage solutions. Air conditioning and an electric garage are amongst the thoughtful inclusions that enhance everyday living. Outside, the property enjoys shared front and backyard spaces, offering a blend of community feel and personal outdoor enjoyment, all within a maintainable fenced yard. Its desirable location near top local schools like Westlawn Primary and St Mary's Primary, and proximity to Grafton Base Hospital, make it ideal for various family dynamics. Currently yielding a rental return of \$500 per week until April 2024, this property presents an excellent opportunity for investors or those seeking a low-maintenance, lifestyle-rich home. At 1/11 Koolkhan Drive, modern convenience meets tranquil living, making it an intelligent choice for any discerning buyer or investor. For more information or to declare your interest contact Team Benny on 0491 616 380. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578

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