

**1/184 Villiers Street, Grafton, NSW 2460**



**Duplex/Semi-detached For Sale**

Friday, 26 April 2024

1/184 Villiers Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

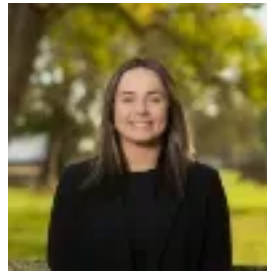
**Area: 311 m2**

**Type:**

**Duplex/Semi-detached**



Jake Kroehnert  
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Tayla Lavender  
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## AUCTION

Auction Details: Wednesday 22nd of May 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Set to sell under the hammer on the 22nd of May, 1/184 Villiers Street is an impeccably crafted townhouse that is the epitome of Grafton living. Being low-set and of brick and tile construction, built by the highly reputable Craftsman Homes, it is not secret that a property such as this will be highly sought after and hard to find elsewhere. Do not miss your chance here. We are selling under the hammer. As you step inside this beautifully designed townhouse, you are greeted by an open plan kitchen, dining, and living space that serves as the heart of the home. The seamless flow of this area leads onto the inviting back deck, perfect for al fresco dining or simply enjoying the tranquility of the fully colourbond fenced yard. The property features three generously sized bedrooms, all fitted with ceiling fans. Two bedrooms offer built-in wardrobes, while the master bedroom is a private retreat complete with a walk-in robe and a stylish ensuite. The living experience is elevated with the inclusion of two air conditioners, located in the master bedroom and the living room, ensuring a pleasant climate all year round. The practicality extends to the single lock-up garage, featuring a remote door and internal access for added convenience and security. Additional storage needs are met with a handy garden shed in the backyard. Please refer to the floor-plan provided for an understanding of the layout. This property is not only low maintenance but also thoughtfully designed, with the townhouse being uniquely attached to the neighbouring property via the garage alone, enhancing your sense of privacy. Many stand alone homes fail to offer the space and privacy that is offered here. An inspection is most certainly encouraged to gain a true appreciation of 1/184 Villiers Street Grafton. Notable features include:- 311m<sup>2</sup> block (approx.)- Low set brick & tile construction- 3 bedrooms- 2 bathrooms- 2 x air conditioners- Solar hot water system- 5kw solar system- Garden shed- Rental appraisal \$460 - \$480 per week Seize the opportunity to make this townhouse your new home by marking your calendar for the auction on the 22nd of May. This is a rare offering that promises an effortless lifestyle in a coveted location. Don't miss out on the chance here! Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.