

**1 & 2/11 Hawthorne Street, South Grafton, NSW
2460**



Flat For Sale

Tuesday, 21 May 2024

1 & 2/11 Hawthorne Street, South Grafton, NSW 2460

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 535 m2

Type: Flat



Adam Crawley
0266421811

\$470,000 - \$490,000

This 1940's era home was long ago split into two residences providing tenants with two neat and tidy 1 bedroom, 1 bathroom living spaces - one of which has just been thoroughly renovated. Located a short walk from the Good Intent Hotel, South Grafton Primary School, and South Grafton Pool - the home has a level fenced yard with a big, shared garage. Unit 1 has been thoroughly renovated over the last 18 months and has a brand-new kitchen, bathroom, flooring, and paint. It has 1 big bedroom and a large flexible wrap around sunroom that could be used as extra living space. Unit 2 has a long-term tenant who has been in place for over 5 years. It has a spacious bedroom, compact kitchen, formal lounge room and older fashioned bathroom. It uses a shared entry room at the street frontage along with its neighbouring unit. With a flood free spot handy to so much that South Grafton has to offer you will always be able to find good long-term tenants here - the current market rental value of Unit 1 is \$390 per week and Unit 2 \$320 per week. If both units were returning their current market value that equates to a \$710 per week total return. Rates - \$4,856 per year Building and Pest Reports available on request.