

**1 & 2/7 Imeson Lane, Grafton, NSW 2460**



**House For Sale**

Thursday, 30 May 2024

**1 & 2/7 Imeson Lane, Grafton, NSW 2460**

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 350 m2**

**Type: House**



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## AUCTION

Auction Details: Wednesday 19th of June 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Introducing a rare and unique investment opportunity located at 1 & 2/7 Imeson Lane, nestled in the heart of Grafton's CBD. The property is set to be sold at auction on the 19th of June, offering a unique opportunity for an investor seeking a dual income investment property. CBD Investment opportunities are sought after and hard to secure. We are selling with certainty under clear instruction. The property features two distinct brick units, securely positioned above street level, with its own private entrance through a gated entryway. Both units enter from a charming verandah, perfect for enjoying the outside ambiance. Unit 1 offers expansive living quarters, comprising three generously sized bedrooms, with the master bedroom enhanced by a walk-in robe. It also boasts a large living area, a formal dining space, and a spacious kitchen. Unit 2 is designed with modern living in mind, featuring an open plan that combines the kitchen, dining, and living areas into a cohesive space. This unit includes one bedroom and a combined bathroom/laundry. Please refer to the floor plan provided for an understanding of the layout. Notable features include:- In the heart of Grafton's CBD- 4 bedrooms in total- 2 bathrooms in total- Secure entrance way- Long term tenant in unit 2- Unit 2 returning \$220 per week (lease in place until May 2025)- Unit 1 returning \$450 per week (lease in place until July 2024) Considering its strategic placement and built-in income potential, 1 & 2/7 Imeson Lane represents a perfect investment choice that will be hard to find again. Don't miss out on this exceptional offering in the dynamic heart of Grafton. 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.