

**1/99 Oliver Street, Grafton, NSW 2460**



**House For Sale**

Friday, 26 April 2024

1/99 Oliver Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 320 m2**

**Type: House**



John Cameron

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## SALE

**\*Building & Pest Inspection Reports Available Upon Request\*** Discover the perfect blend of space, style, and convenience with this impressive townhouse located at 1/99 Oliver Street in Grafton. Designed with the feel and size of a full-sized home, this property offers the ideal solution for those seeking a family-friendly environment or a savvy investment opportunity. The townhouse comprises three bedrooms, the two upstairs bedrooms feature built-in wardrobes. Two well-appointed bathrooms ensure convenience for residents and guests alike, with one located on each floor. The heart of the home is the upstairs open-plan kitchen, dining, and living area, which opens out onto the spacious verandah. This layout is perfect for entertaining or enjoying quiet family evenings. The additional living room on the lower level offers more space for leisure activities or can serve as a children's play area. The kitchen boasts modern appliances and a walk-in pantry, making meal preparation both enjoyable and hassle-free. Comfort is guaranteed year-round with ducted air conditioning throughout, providing a pleasant living environment regardless of the season. The fully fenced front yard is a safe haven for children to play or for enjoying outdoor activities. The property includes a double garage with internal access for added convenience and security. Please refer to the floorplan provided for an understanding of the layout. Notable features include:- 320m<sup>2</sup> block (approx.)- 3 bedrooms- 2 bathrooms- Double garage- Ducted air conditioning throughout- Rental appraisal \$480 - \$500 per week Whether you're looking to invest or find your family's next home, this property promises to meet all your expectations. Don't miss out on the exceptional opportunity to own this substantial, well-appointed property in a desirable location. Contact John Cameron from Ray White TKG on 0409 377 181 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.