

1/99 Queen Street, Grafton, NSW 2460



Townhouse For Sale

Friday, 5 April 2024

1/99 Queen Street, Grafton, NSW 2460

Bedrooms: 2

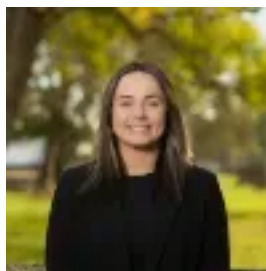
Bathrooms: 2

Parkings: 1

Type: Townhouse



Jake Kroehnert
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\$335,000

Building & Pest Inspection Reports Available Upon Request 1/99 Queen Street, Grafton serves as an ideal proposition for those in search of a low maintenance investment or first home. Make your move to secure this affordable unit in a prime location, where the convenience of the CBD is just a leisurely walk away. Our seller has a time-frame to meet, with all offers encouraged. Upon entering the home, you'll find two generously-sized bedrooms, each boasting built-in wardrobes. The layout is thoughtfully designed with a focus on open-plan living, featuring a seamless integration of the kitchen and living space. The versatility of this property is truly showcased on the lower level, where a spacious rumpus room presents endless possibilities. Whether you envision a dedicated home office, a cosy second living area, or even a third bedroom, this space adapts to your needs. Additionally, this floor includes a convenient combination of a second bathroom with laundry facilities, ensuring practicality. Those requiring extra storage will be impressed by the substantial 3.3m x 9m lock-up garage, providing secure parking and internal access to the home. Please refer to the floor-plan provided for an understanding of the layout. Notable features include:- 2 bedrooms- 2 bathrooms- Rumpus room- 3.3m x 9m lock up garage- Walking distance to CBD- Rental appraisal \$380 per week With affordable units becoming increasingly rare in today's market, 1/99 Queen Street presents a unique opportunity not to be missed. We encourage interested parties to declare their interest early and offer strong. Contact Jake Kroehnert & Tayla Lavender 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.