

1 Sutton Street, Grafton, NSW 2460



House For Sale

Friday, 5 January 2024

1 Sutton Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 809 m2

Type: House



Jake Kroehnert
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Tayla Lavender
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AUCTION

Auction Details: Saturday 3rd February, 2024 Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Experience the perfect blend of charm and modern convenience with this stunning Federation style home, nestled on a generous 809m² corner block in the sought-after location of Dovedale. The current owners have made firm plans that hinge on the sale of this property. Please ensure you declare your interest early and are prepared on auction date. This residence has been meticulously cared for and presents a remarkable opportunity for those seeking a quality lifestyle in Grafton. The Federation style home ensures timeless appeal, while modern enhancements such as the outdoor entertainment area and swimming pool provide a contemporary edge. The home boasts three generously sized bedrooms and a well-appointed bathroom. At the heart of the home is the spacious open plan kitchen and dining area. This central gathering point seamlessly flows onto the outdoor entertaining area. The outdoor area is an entertainer's dream, providing a tranquil setting for social gatherings, all while overlooking the inviting in-ground swimming pool. Beyond the kitchen lies two additional living spaces and a study, offering ample room for relaxation, family activities, or dedicated work-from-home days. For your comfort, air conditioning units have been installed in the master bedroom and one of the living spaces. Please refer to the 3D tour, floorplan & video provided for an understanding of the layout. A sizable 7.5m x 8m carport presents the perfect accommodation for cars, recreational toys, or a caravan, ensuring your vehicles are sheltered and secure. Attached to the carport is an additional shed that serves as a valuable storage space and workshop, catering to all your creative and organizational needs. Notable features include:- 809m² corner block (approx.)- 3 bedrooms- 1 bathroom- Multiple living spaces- 2 x air-conditioners- In-ground swimming pool- 7.5m x 8m carport and shed Prepare to be captivated by its elegance and make a note of the auction date to ensure you don't miss out on this exceptional opportunity. No mistake, a sale is imminent. 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.