

# 103 Arthur Street, Grafton, NSW 2460

 Elders Real Estate

## Sold House

Friday, 8 September 2023

103 Arthur Street, Grafton, NSW 2460

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 775 m2

Type: House



Terry Deefholts

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**\$469,000**

Offered to the market for the first time in 62 years, it is easy to see why 103 Arthur Street, Grafton is a rare opportunity. Having recently undergone a full renovation, it's safe to say that this is one you won't want to miss. Sporting a brand new roof, fresh paint in and out, new kitchens, new flooring throughout and new separation fencing - this one is a set and forget deal for an investor. Rental appraised at \$300-\$320 per week each side (a total of up to \$640 per week) - we are asking you to do the numbers and place your offer. Original features such as the old fireplace cooktop, VJ panelling, internal windows and high ceilings have been preserved through the renovations. There is no more work to be done here, the property is move-in ready. Within the floor plan provided you can see that the dwelling is unique and split into two self contained sections. Each side contains a bedroom, kitchen, bathroom, living area and sleep out towards the front of the home. The property is further divided by two separate entrances and a fence running right through the middle. For the past 60 years it has been leased as two flats, producing two separate incomes. This provides the opportunity for perhaps one side to be utilised as a full teenagers retreat, a work from home space or possibly an entire separate area for guests to stay. To be clear - the property selling on one title - the two living spaces are not strata titled separately. An inspection of the property is highly recommended for all purchasers. For more information or to declare your interest contact Terry Deefholts on 0413 299 176. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.