

**109 Cranworth Street, Grafton, NSW 2460**



**House For Sale**

Thursday, 13 June 2024

109 Cranworth Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

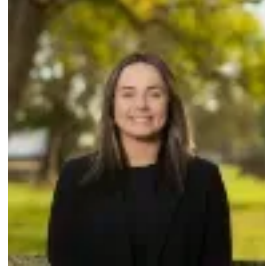
**Parkings: 2**

**Area: 710 m2**

**Type: House**



Jake Kroehnert  
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## AUCTION

Auction Details: Wednesday 3rd of July 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* All buyers in the market will be excited about this one. With a sale being assured, now is the time to act. Please do not perceive this property to be out of your reach. We will be welcoming new owners upon the fall of the hammer on the 3rd of July. 109 Cranworth Street, Grafton, is the full package, from the generous proportions and stylish renovations to the location. The double-story brick home is proudly positioned on an approximate 710m<sup>2</sup> lot, just walking distance to schools, sporting fields, and other family-friendly amenities. Spread across two levels and connected by internal stairs, the floor plan is both practical and family-friendly. The upper level consists of three bedrooms, a renovated kitchen, a modern bathroom, and a large living space that connects seamlessly to the northeast-facing veranda. The lower level is ideally set up for a teenage retreat or guest accommodation, with an additional bedroom, rumpus room, and combined bathroom/laundry. Shedding/garage space is plentiful, with options limited only by the new owners' desires. The current arrangement comfortably accommodates two vehicles, with an additional workshop space and garden shed that can be removed to create backyard access and an additional car space depending on the new owners' requirements. Notable features include:- 710m<sup>2</sup> block (approx.)- Double-story brick & tile home- Renovations & updates throughout- 4 bedrooms- 2 bathrooms- Multiple living spaces- 5 x air conditioners- Dishwasher- 6.6 kW solar system- Fridge & pool table included- Rental appraisal: \$540 - \$560 per week With the quality on offer here, in conjunction with our seller's motivation, this presents an unbeatable buying opportunity for just one lucky purchaser. Acting with assurance will ensure you don't leave yourself with regrets. Contact the Jake Kroehnert Team from Ray White TKG 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.