

**112 Victoria Street, Grafton, NSW 2460**



**House For Sale**

Friday, 5 April 2024

112 Victoria Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

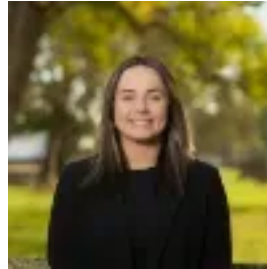
**Parkings: 3**

**Area: 758 m2**

**Type: House**



Jake Kroehnert  
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## SALE

**\*Building & Pest Inspection Reports Available Upon Request\*** 112 Victoria Street, Grafton is the perfect blend between classic charm and contemporary comfort situated on a generous 759m<sup>2</sup> (approx.) block in the heart of Grafton's CBD. The inviting abode is not just a home, but a lifestyle opportunity rarely offered to the market, and an opportunity not to be missed. Our seller has instructed a prompt result. Do not delay in confirming your inspection and submitting your offer ASAP. The homely feel of the house is unmistakable, with character details creating a warm and welcoming atmosphere that resonates throughout this family home. High ceilings and polished timber floorboards add a sense of grandeur and timeless elegance to the interior. With four spacious bedrooms and an additional sleep out, all fitted with built-in robes, there's ample room for a growing family. The master bedroom is a luxurious retreat, complete with an ensuite for added privacy and convenience. The home's flow is seamless, with a thoughtful floor-plan that effortlessly integrates the dining area, living space, and family room, perfect for hosting gatherings or enjoying quiet family moments. Climate control is a breeze with a split system air conditioner installed in the master bedroom and main living area, ensuring comfort all year round. Please refer to the floor-plan provided for an understanding of the layout. The property features an inviting inground saltwater pool, the centrepiece of the outdoor living space, promising endless days of family fun and relaxation under the sun. Vehicle accommodation is taken care of with a practical carport featuring side access, leading to a double colourbond garage. The expansive entertaining area adjacent to the garage is the perfect spot to unwind and entertain guests, all while keeping an eye on the kids as they splash in the pool. Beneath the home, you'll find an abundance of storage space, ensuring that every family member's needs are met. Notable features include:- 4 bedrooms + a sleep out- 2 bathrooms- 758m<sup>2</sup> block (approx.)- Multiple living spaces- In-ground swimming pool- Double garage & large entertaining area- Single carport- 12 panel solar system- Solar hot water- Central CBD location Your chance to secure this rare and highly desirable property is now. We welcome offers and encourage you to act promptly to ensure you don't miss out on calling 112 Victoria Street your own. 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. Kind regards,