

**116 Arthur Street, Grafton, NSW 2460**



**Sold House**

Tuesday, 22 August 2023

116 Arthur Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

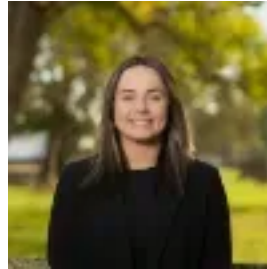
**Parkings: 9**

**Area: 5882 m2**

**Type: House**



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**\$780,000**

Auction Details: Wednesday 13th September 6pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Properties in this class are offered to the marketplace only once every few years. For good reason, they are extremely tightly held and very rarely change hands. The ability to live in town, with a home and land of this size is extremely hard to secure. Missing your chance here could see you waiting years for another. Please do not perceive this property to be out of your price range. With commitments elsewhere, our sellers will be welcoming new owners on the 13th of September. The home itself is neatly positioned on an approximate 5,882m<sup>2</sup> block, quite literally a 2-minute drive to the CBD. Peace and privacy is created by the lack of neighbouring properties, the dual street frontage & the rural outlook that this property offers. This space allows endless opportunities such as additional shedding (STCA), large market style gardens or even livestock depending on the new owners requirements. A home of this size is impractical to build new at today's build prices. Upstairs is complete with 3 generously sized bedrooms, 2 with built-ins and the master with a walk-in-robe and its own access to the main 3-way bathroom. The open plan kitchen/dining/living area allows enough space for even the largest of families and flows seamlessly onto the back verandah that overlooks the outdoor entertaining area. Connected by internal timber stairs, the lower level consists of a double car garage, second bathroom, kitchenette and 4th bedroom. This space could be well utilised as a teenage or parents retreat, however the options for this space or not limited to just this. Please refer to the floorplan, 3D tour & video provided for an understanding of the layout on offer here. Accessible via Arthur Street is the large 6m x 12m shed and shipping container shed/carport. This allows plenty of space for cars, toys, caravans and a workshop. Properties of this size, with generous amounts of shedding & space between neighbours are typically only offered outside of the township of Grafton. An inspection is encouraged to gain a true understanding and appreciation of the home. Notable features include:

- Approximately 1.5 acres
- Dual street frontage
- 4 bedrooms
- 2 bathrooms
- Air-conditioning x 4
- Ample shedding
- Rental appraisal \$650 per week

Properties like this are scarce and extremely hard to replicate. Such a home may not be presented again to the market for quite some time. Our instructions here are clear, we are selling. Contact Team Jake 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.