

12 Cedar Street, Grafton, NSW 2460



House For Sale

Thursday, 25 January 2024

12 Cedar Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 651 m2

Type: House



Jake Kroehnert
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John Cameron
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AUCTION

Auction Details: Saturday 3rd February 2.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Nestled in a tightly held cul-de-sac, 12 Cedar Street presents a unique opportunity for owner-occupiers and investors alike. A sale at auction here is inevitable, we will be welcoming new owners on the 3rd of February. The circumstances surrounding the sale require a very quick result, making this an auction you cannot afford to miss. Upon arrival, you are greeted by a substantial 651m² (approx.) block, where a single lock-up garage grants direct internal access, complemented by a versatile additional workshop space. As well as a double carport effortlessly extends down the side of the house, ensuring ample space for vehicles while providing convenient backyard access. The upper level of this home is thoughtfully arranged, boasting a spacious kitchen that seamlessly flows into an open-plan dining and living area, as well as two generously sized bedrooms and a well-appointed bathroom. Descending to the lower level, discover a second living space, third bedroom and brand-new kitchenette and bathroom. This dual occupancy space is perfect for creating a separate parents' retreat, a haven for teenagers, or guest accommodation. The property also features new carpet, fresh paint and 6 air conditioners throughout. Please refer to the floorplan provided for an understanding of the layout. Notable features include:- 651m² block (approx.)- 3 bedrooms- 2 bathrooms- 2 living spaces- 6 air conditioners- Single garage- Double carport- Fully fenced colourbond backyard- Independent living quarters downstairs

The circumstances regarding this sale require a certain result. Please do not perceive this property to be out of your price range. 12 Cedar Street will be sold under the Hammer. Contact Jake Kroehnert & John Cameron 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.