

**12 Fry Street, Grafton, NSW 2460**



**House For Sale**

Friday, 26 April 2024

12 Fry Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

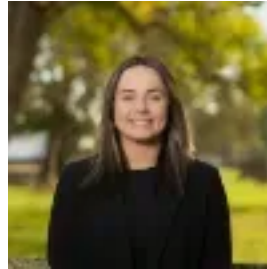
**Parkings: 1**

**Area: 797 m2**

**Type: House**



Jake Kroehnert  
0411321920



Tayla Lavender  
0422260192

## AUCTION

Auction Details: Wednesday 22nd May 2024 - 6pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* 12 Fry Street, Grafton is the type of home that lends itself to many different buyer types, from first home buyers to investors and even families. Despite the fact that this property ticks every box for most, do not perceive it to be out of your price range. We will be welcoming new owners on the 22nd of May. Upstairs consists of an open plan kitchen/dining/living space, 1 bathroom and 4 generously sized bedrooms, 3 of which have built-in robes. The downstairs area makes the most of the extra space with a single lock up garage, laundry/ second bathroom, large rumpus room and plenty of left over storage space. The fully fenced backyard is extremely generous in size, opens up out the back and has vehicle access. Please refer to the floor-plan provided for an understanding of the layout. A recent refreshed paint job throughout ensures the new owner of a move-in-ready product in one of Grafton's leading locations. Notable features include:- 797m<sup>2</sup> block (approx.)- 4 bedrooms- 2 bathrooms- Garage and under the house storage - Fireplace- Air-conditioning- Rental appraisal \$460 - \$480 per week. The time has come to welcome new owners. Instructions are clear - we are selling. Contact The Jake Kroehnert Team 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.