

12 McFarlane Street, South Grafton, NSW 2460



House For Sale

Friday, 12 April 2024

12 McFarlane Street, South Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

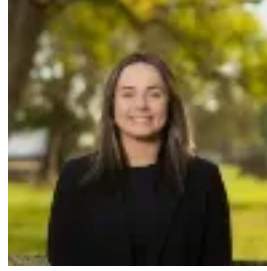
Parkings: 1

Area: 632 m2

Type: House



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SALE

Building & Pest Inspection Reports Available Upon RequestAffordable properties in South Grafton are in high demand. This charming low-set brick and tile home presents an excellent opportunity for first home buyers, downsizers, or savvy investors looking for a low-maintenance property in an unbeatable flood-free location. The heart of this home is the spacious living area, where warmth and comfort are assured by an inviting fireplace, perfect for those cooler evenings. The living space gracefully flows into an open plan kitchen and dining area, which is sure to be the hub for family gatherings. Accommodations include three well-appointed bedrooms, two of which feature convenient built-in robes. The centrally located bathroom is a true highlight, offering a relaxing bathtub and a skylight that bathes the space in an abundance of natural light, enhancing the sense of tranquillity. Step outside to the wrap-around back verandah, an ideal spot for enjoying your morning coffee while overlooking the fully fenced backyard, which promises privacy and security for children and pets to play safely. Please refer to the floorplan provided for an understanding of the layout. Practical needs are also met with a single lock-up garage, ensuring your vehicle or additional storage needs are taken care of. The property sits on a generous 632m² (approx.) block, giving you ample outdoor space without the worry of flooding, a rare and invaluable feature. Notable features include:

- 632m² block (approx.)
- Low set, brick and tile
- 3 bedrooms
- 1 bathroom
- Single lock up garage
- Air conditioning and fire place
- Rental appraisal \$420 - \$440 per week

Low set, low maintenance properties in a flood free location never last long. Declare your interest early and offer strong. 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.