

122 Dobie Street, Grafton, NSW 2460



Sold House

Friday, 25 August 2023

122 Dobie Street, Grafton, NSW 2460

Bedrooms: 8

Bathrooms: 3

Parkings: 4

Area: 867 m2

Type: House



Kylie Swift

0488161621

\$730,000

MASSIVE FAMILY HOME? WORKERS ACCOMMODATION? FAMILY DAYCARE? STUDENT DOCTORS? NDIS FUNDED COMPANIES? LARGE OFFICE SPACE + DUAL LIVING? - (STCA)Back in 2005, a growing family's requirements was the catalyst for one of Grafton's most significant house extensions. The Humble 2-bedroom 1940's Californian Bungalow was raised, extended, and renovated to such an extent that council considered it a new build. With Dobie Street frontage and extensive Duke Street access, the corner allotment of approx. 868m² appears so much larger. Being just one block from Prince Street, adjacent to the Grafton Showground and with an abundance of parking spaces, the property has recently leant itself to both commercial and residential pursuits. Yes, here you can accommodate the brady bunch. You can use it purely for your own pursuits, or you can embark on the plethora of options available (STCA). Most recently, the main residence was leased to a commercial business with the flatette leased for residential pursuits. Due to the nature of most recent tenants' requirements, one of the three bathrooms was completely renovated to cater for clients with disabilities. Many commercial upgrades including OHS requirements have been recently adhered to. Here are some fast facts: • Recent pest and building inspections have been conducted and the report is available. • The property averages 8 bedrooms however for the purpose of workers accommodation this could easily be converted to more. • The ground level is wheelchair friendly. • Most of the backyard is easement free should the yard be remodelled for shedding (STCA) • Rates are approximately \$3000pa for the entire property. • Agent declares interest. Contact Kylie Swift of Virtue Property Grafton on 0488 161 621 for further information, and/or to register your interest. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.