

125 Clarence Street, Grafton, NSW 2460



Sold Villa

Tuesday, 22 August 2023

125 Clarence Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 2

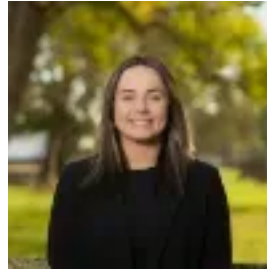
Parkings: 1

Area: 426 m2

Type: Villa



Jake Kroehnert
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Tayla Lavender
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\$450,000

Auction Details: Wednesday 13th September 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Located in Dovedale's newest estate with predominantly local traffic only sits 125 Clarence Street, Grafton. We are under clear instruction to sell under the hammer on the 13th of September. Those in the market looking for an affordable new build cannot afford to miss this auction. The near new villa was completed in August 2022 and has a simple yet practical layout. This layout consists of 3 bedrooms, all with built-in robes, 2 bathrooms, a formal living space as well as an open plan kitchen/living/dining space that spills onto the outdoor entertaining area. Please refer to the floorplan provided for an understanding of the layout. The quiet location, along with the low-set nature of the property makes this the ideal investment property or home for the downsizer. Notable features include:- 426m² block (approx.)- 3 bedrooms- 2 bathrooms- Single lock up garage- Ducted air-conditioning- Multiple living spaces- Fully fenced backyard- Rental appraisal \$500 per week Given the motivation to sell here, you do not want to miss this auction. Please do not perceive this property to be out of your price range. 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.