

13 Maxwell Avenue, South Grafton, NSW 2460



House For Sale

Thursday, 25 April 2024

13 Maxwell Avenue, South Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 676 m2

Type: House



Kylie Swift

0488161621

\$370,000 - \$390,000

• A current pest and building report will be made available to genuine buyers. What an absolute honour it is, to be able to represent my sellers in the finalisation of a life-long era. Here, we are offering a house that is referred to as 'home', as we have been owner occupied for the last 55 years. Memories are favourable at #13 Maxwell. Freshly painted in the last couple of years, this lowset home with distinct 70's features is as solid as a rock. Here the light flows through the entire home, and those breezes are just as nourishing. Polished timber floors are underfoot, and I am told they are even polished under the carpet. We love that the kitchen has been upgraded over the years and our stove/oven only a couple of years young. For the investor or first home buyer who are looking for extra benefits, we also have permission to explore the added extras such as the fridge, microwave, dining suite, washing machine, TV and cabinet, Rinnai gas heater, Green 2-seater lounge, sideboard cabinet, wardrobe, some bedside drawers, and also the single and double bed! Built-in robes to 2 of the 3 bedrooms make living so much easier here. The drawers and cupboards in the master bedroom are the most gorgeous, well-crafted additions that are clearly a gift from the 70's. Ornate plasterwork, ceiling roses and high-pitched ceilings also add to the appeal. There's a carport for the vehicle, a lock up garden shed and an extra potters shed for additional requirements. Gardens are healthy and well maintained also. This property is as neat as a pin and is priced competitively for immediate sale. With a current rental appraisal of approximately \$450pw, this is serious bang for your buck! Contact Kylie Swift of Virtue Property on 0488 161 621 to register your interest before it is SOLD! **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.