

**148 Bent Street, South Grafton, NSW 2460**



**Sold House**

Friday, 12 April 2024

148 Bent Street, South Grafton, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 679 m2**

**Type: House**



John Cameron

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**\$362,500**

Auction Details: Wednesday 8th May 6pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* With an auction date set for the 8th of May, 148 Bent Street presents an unbeatable opportunity for buyers seeking an affordable home in a flood-free area that requires no additional work. As you step through the front door, you'll notice the care and attention to detail that has gone into maintaining this property. The heart of the home is the renovated kitchen, boasting modern appliances and ample bench space. It seamlessly flows into the air-conditioned formal living area, providing a cool retreat on those warm summer days. The fresh new flooring and carpet underfoot add a touch of elegance to the already stylish interior. Both bedrooms are generous in size with the master featuring a built-in wardrobe. Additionally, the sunroom at the rear offers a flexible space, perfect for conversion into a third bedroom or for setting up a serene home office. Please refer to the floorplan provided for an understanding of the layout. Stepping outside, the private outdoor entertaining area invites you to enjoy relaxed afternoons with friends and family. The fully fenced yard ensures safety for children and pets, while the side lane access to the double garage facilitates easy entry and ample room for additional vehicles. Situated on a substantial 670m<sup>2</sup> (approx.) flood-free corner block, this property is perfect for investment opportunities or as a first home for those looking to enter the market. With its proximity to local schools, shops, and sporting fields, this home is conveniently located. Notable features include:- 670m<sup>2</sup> corner block (approx.)- 2 bedrooms + a sunroom- 1 bathroom- Air conditioning- Double garage- Renovated kitchen Demand is high for properties in this price bracket, and 148 Bent Street, with its combination of style and location, is expected to be no exception. Don't miss the chance to make this house your new home. Contact John Cameron from Ray White TKG on 0409 377 181 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.