

**15 Chapman Street, Grafton, NSW 2460**



**Sold House**

Friday, 1 March 2024

15 Chapman Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 613 m2**

**Type: House**



Kylie Swift

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**\$535,000**

\* A current pest and building report can be made available to genuine purchasers \*Say 'GOODBYE' to renovators-delights and 'HELLO' modern, contemporary, clean, manicured living. RARELY do we have a home in this price range so well maintained and well presented, with the attention to detail so well considered. Our street appeal is just the taster of what lies behind the fresh façade of #15 Chapman. We love the forest-green lines, the bright white trim, earthy brick base and the dimension of the Colourbond clad. Pansy colour pops, earthy gravel, feature fencing and ornate accents all come together to create a symphony here. Formal entry is to the tiled rumpus room downstairs, being the floor of possibilities. The lower level offers a combined bathroom/laundry with toilet, study nook, bedroom, the bright rumpus room, and internal access to the single garage. If you need extra space, there certainly is the option to convert the garage into other useful living spaces. Internal stairs join the levels. Upstairs is light filled with an abundance of cross ventilation throughout the open plan living space. The word 'STATELY' comes to mind. Polished timber floorboards, the navy & cobalt kitchen, crisp white feature cabinet, black dishwasher, grey marbled splashback, downlights, air conditioning, fans, snow white walls, and slate blinds. Its like the rainforest feel of the exterior suddenly meets the cool ocean. The front deck is a great place to greet the sun every morning or enjoy alfresco dining at night. Two bedrooms with built-in robes are on the upper level alongside the fully equipped bathroom with separate toilet. The yard has been fully restructured over the last several years and is expressed, its best yet. The driveway has been professionally prepared, and to the side of the home gravel has been laid for larger vehicles or even boats to be parked either side of the gate. A great spot for the carport (STCA) or even a shade sail if needed. The backyard has established privacy tree's, a large garden shed and a levelled area for your own pursuits. Our sellers have enjoyed raising vegetables here and playing with their pups. YES, the yard is very secure, as is the entire home. Whether you are working from home, require a level of dual occupancy, have a small family, are an investor or downsizer, this property is priced for immediate sale and is offered MOVE IN READY. We suspect the property would rent for approximately \$520 - \$550 per week in the current rental climate. Contact Kylie Swift of Virtue Property on 0488 161 621 to declare 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.