

**15 Margaret Crescent, South Grafton, NSW 2460**



**Sold House**

Friday, 10 November 2023

15 Margaret Crescent, South Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

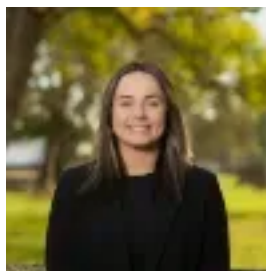
**Parkings: 1**

**Area: 677 m2**

**Type: House**



Jake Kroehnert  
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Tayla Lavender  
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**\$375,000**

Auction Details: Wednesday 6th December 5.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* 15 Margaret Crescent, South Grafton presents an excellent opportunity for those looking for an affordable, flood free, first home or investment property. Buyers in the market looking for quality and value must not miss their chance at this auction. Our seller is looking to downsize, hinging on this sale. Please ensure you are prepared for auction on the 6th of December. We are selling. Nestled on a 677m<sup>2</sup> (approx.) block, this home offers tremendous potential and possibilities. The 3-bedroom, 1 bathroom home has a simple yet practical layout with the kitchen, dining and living spaces located at one end of the house and the bedrooms and bathroom located at the other. The sizable backyard is fully fenced and offers 2 garden sheds, an outdoor undercover area and plenty of space for ample gardens or further shedding (STCA). Please refer to the floorplan provided for an understanding of the layout. Notable features include:- 677m<sup>2</sup> flood free block (approx.)- 3 bedrooms- 1 bathroom- Single carport- 3 x air-conditioners- 2 x garden sheds- 1 x water tank- Rental appraisal \$380 - \$400 per week Properties of this quality, in this price range are rare and with our seller committed to a downsize, you cannot let this opportunity pass you by. Contact Jake Kroehnert & Tayla Lavender 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.