

16 Avery Street, South Grafton, NSW 2460



House For Sale

Friday, 31 May 2024

16 Avery Street, South Grafton, NSW 2460

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 847 m2

Type: House



Jake Kroehnert
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Tayla Lavender
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AUCTION

Auction Details: Wednesday 19th of June 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* 16 Avery Street, South Grafton is perfectly situated on an expansive 847m² block, offering ample outdoor and indoor space tailored for comfort and enjoyment. The property offers a blend of functionality, space, and style making it an ideal choice for families seeking a peaceful lifestyle close to local amenities. Don't miss the chance to make this house your new home. Our sellers have committed to a relocation, meaning new owners are to be welcomed upon the fall of the hammer. Upon arrival, you are greeted by a robust double colourbond garage, conveniently positioned at the front of the property. Additionally, a double carport attached to the home provides ample parking. Those searching in the flood free South Grafton area understand exactly how hard it is to find a property of these proportions in relation to shed space, block size and home layout. Stepping inside, the entrance unfolds into a generously sized formal living area featuring an air-conditioner and is bathed in natural light, creating a welcoming atmosphere for both family and guests. This room seamlessly connects to a sunroom, the ideal spot for your morning coffee. Adjacent to the living room are the dining area and kitchen, forming the heart of the home where family and friends can gather. The property features five well-proportioned bedrooms, the master also featuring an air-conditioner and two bathrooms, one of which has been recently renovated. High ceilings and polished timber floorboards run throughout the home, enhancing the sense of space and elegance. Please refer to the floor plan provided for an understanding of the layout. For those who enjoy entertaining, the property boasts an outdoor area complete with a rumpus room/studio. This versatile space is perfect as guest accommodation or a teenage retreat and benefits from its own side access, adding an element of privacy and independence. The large, fully fenced backyard is a safe and secure environment for pets and children to play. Notable features include:- 847m² flood free block- 5 bedrooms- 2 bathrooms- 2 x air conditioners- Wood-fireplace- Separate studio- Double colour bond garage- Double carport- Rental appraisal: \$500 per week With the current owners committed elsewhere, 16 Avery Street will be sold at auction on June 19th. This presents a unique opportunity for buyers looking for a substantial and well-maintained home with nothing left to do but move in and enjoy. Contact The Jake Kroehnert Team 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.