

**178 Queen Street, Grafton, NSW 2460**

**House For Sale**

Friday, 8 March 2024



178 Queen Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 766 m2**

**Type: House**



Allison Whaites

0487289471

**\$690,000**

This solid 4 bedroom custom built weatherboard home situated on a level, corner block approximately 766msq is conveniently located just a few minutes from the Grafton CBD, shops, sports fields, gyms, schools, cafes, restaurants, Grafton District Ex-services Club, Race course and just around the corner from the Grafton Base Hospital. The home may not look very big at the front, but from the moment you step inside you will be pleasantly surprised by the reasonably high ceilings, wide hallways and spacious living area that runs off to the right. The property has had some improvements completed over the years with the kitchen and bathroom having been updated, the addition of a covered tiled back patio, a huge carport with automatic roller doors on a concrete floor that can store up to 4 vehicles with room left over for extra storage which doubles as a great entertainment area. Plus, there is a separate open concrete parking area at the side of the house where the current owners used to park a caravan but would also be ideal for storing a small to medium size boat. The interior of the home has been re-painted in the last 5 years in neutral colours throughout and is still in good condition. The main living areas feature beautiful coachwood timber flooring, and the main living area includes a split air conditioner, working fireplace and a gas heater. The kitchen which runs off the living area is located in the middle of the house. It is spacious with an open plan design and modern appliances including plenty of cupboards and bench space, an island bench with electric cooktops, wall oven and dishwasher. There is a small dining area on one side and a breakfast bench that opens out into a sunroom on the other side. For additional dining space, the current owners have used the living area as a combined living/dining room. A key feature of this property is a separate studio attached to the back of the house that has its own private entrance, toilet, and wash basin as well as internal access to the main part of the house for easy access to the kitchen, main bathroom, and laundry. There is also potential to add a second shower to turn the studio toilet and wash basin area into a fully functional second bathroom. This area can either be used as a separate living area for the family, study, home office or as a studio to provide additional income. Surrounded by a neat and tidy low maintenance garden and garden shed in a good part of town, this property will especially appeal to families and investors. Please contact Allison Whites on 0487289471 for further enquiries.