

2/158 Powell Street, Grafton, NSW 2460



Unit For Sale

Wednesday, 12 June 2024

2/158 Powell Street, Grafton, NSW 2460

Bedrooms: 2

Bathrooms: 1

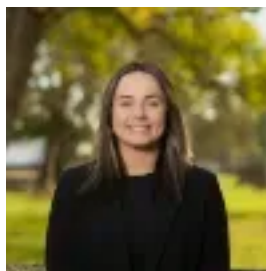
Parkings: 1

Area: 385 m2

Type: Unit



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SALE

Building & Pest Inspection Reports Available Upon Request Located just minutes from the CBD, this low-set brick and tile unit is a prime example of thoughtful design tailored for accessibility. Ideal as a first home, an investment property, or for those looking to downsize. The demand for units/townhouses of this quality is by far in excess of the supply. With our sellers giving clear instructions for a prompt result, those in a position to act swiftly are likely to be rewarded. Comprising two generously sized bedrooms, each equipped with built-in wardrobes, this property meets the requirements of those looking for space internally and externally. The master bedroom is particularly comfortable, featuring its own air conditioning unit. A single well-appointed bathroom services the home, designed with accessibility in mind. Living spaces are thoughtfully laid out in an open plan, combining the kitchen, dining, and living areas into a cohesive and inviting environment, featuring an air conditioner. This unit is not just a home but a haven of accessibility with ramps and rails installed throughout to accommodate mobility needs. Please refer to the floor-plan provided for an understanding of the layout. Outside, the property includes a versatile outdoor entertaining area that can also function as a carport, providing flexibility depending on your needs. The fully fenced yard ensures privacy and security, with the added convenience of rear lane access. Notable features include:- 385m² block of land (approx.)- Low set brick & tile- 2 bedrooms- 1 bathroom- 2 x air conditioners- Rear lane access- Single carport/entertaining area- Rental appraisal \$420 - \$450 per week Situated in a friendly neighbourhood and just a short drive to Grafton's CBD, makes 2/158 Powell Street a truly appealing choice for a variety of buyers. Please declare your interest and offer strong. 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.