

2/34 Fanning Avenue, Grafton, NSW 2460



Townhouse For Sale

Tuesday, 12 December 2023

2/34 Fanning Avenue, Grafton, NSW 2460

Bedrooms: 3

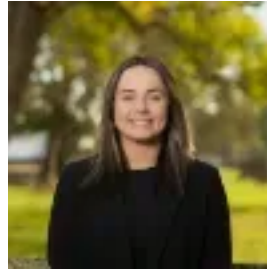
Bathrooms: 2

Parkings: 1

Type: Townhouse



Jake Kroehnert
0411321920



Tayla Lavender
0422260192

\$380,000 - \$415,000

Building & Pest Inspection Reports Available Upon Request Nestled in a friendly, well-established neighbourhood, 2/34 Fanning Avenue, Grafton makes an ideal choice for both growing families and investors. Make your interest known early as this property won't last long. The upstairs features two spacious bedrooms, each fitted with built-in wardrobes and 1 bathroom. The large living area extends onto a small balcony and flows effortlessly into the dining room and beautiful timber kitchen, featuring plenty of cabinetry and bench space. An air conditioning unit services this entire floor, ensuring comfort through all seasons. Descending downstairs, you'll find the third bedroom, complete with an air conditioner. A second bathroom adds to the practicality of the layout. Additional features on this level include a spacious storage room and a single lock-up garage. This garage boasts a remote roller door and internal access, enhancing security and convenience. Please refer to the floor plan provided for an understanding of the layout. Notable features include:- 3 bedrooms- 2 bathrooms- Single lock up garage- 2 x air conditioners- Fully fenced yard- Rental appraisal \$450 - \$460 per week This property will certainly cater for those looking for quality and value, with early offers being highly sought after. Whether you're a first home buyer or an investor seeking a value-for-money addition to your property portfolio, this townhouse is sure to impress. 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.