

**2/47 Turf Street, Grafton, NSW 2460**

**Villa For Sale**

Tuesday, 21 November 2023



2/47 Turf Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



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**\$510,000**

Just metres from Grafton's popular See Park and the Village Green Hotel, these low-set and low-maintenance 2-3 bed villa is a terrific option for busy working couples, retirees or investors. A sleek modern finish with 2 formal bedrooms plus a study or possible 3rd bed, 2 bathrooms and lock up garaging is available here – all set back a bit from Turf St and also handy to Grafton CBD, Grafton Primary & High Schools and more. The flood free location is surely an extra bonus. If you want a place to live with very little likely upkeep for a decade or more this could be the perfect spot for you. As a built-to-rent investment property this villa makes lots of sense for your portfolio. Talk to your accountant about the tax depreciation benefits to owning a brand new investment property – they are substantial and could save you thousands of dollars a year in addition to the market rental value. Some of the other units in the complex are already in the process of being rented and will enjoy very healthy returns on investment. We have an institutional tenant willing to rent this unit on a 3 year basis at \$760 per week, contact the agent to discuss. Ready for settlement early next year the construction is just having the final touches put on now. Don't delay as this unit is likely the final one being offered for sale and the owner is keen to execute a contract prior to the Christmas break.