

22 Edgecombe Avenue, Junction Hill, NSW 2460



House For Sale

Wednesday, 6 March 2024

22 Edgecombe Avenue, Junction Hill, NSW 2460

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 864 m2

Type: House



Dave Dart

0427440808

AUCTION

Auction Details: Wednesday 27th March 2024 - 6:00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Welcome to 22 Edgecombe Avenue, a double-story brick and tile home nestled in the sought-after flood-free neighbourhood of Junction Hill. This is your chance to secure a substantial family home in a premium location. Upon entering, you will find three generously sized bedrooms, each equipped with built-in wardrobes. The master suite is a true retreat, featuring a private ensuite and the luxury of an air conditioner for those warmer evenings. The heart of this home is undoubtedly the open plan kitchen and dining area, seamlessly connected to one of the two living spaces, promising a convivial atmosphere for family gatherings. The main living space, as well as the formal living area, each boast their own air conditioners, ensuring a comfortable environment year-round. For those requiring additional space, the lower level presents a fourth bedroom alongside a third bathroom, making it an ideal area for guests or a teenage retreat. The downstairs also houses a spacious 3-bay garage, providing ample space for vehicles and storage needs. Stepping outside, the large fully fenced backyard features established gardens and a safe haven for children to play. The side access to the backyard further enhances the outdoor appeal, offering convenience and potential for further shedding or a swimming pool. The upcoming auction on the 27th of March presents a unique opportunity to acquire this Junction Hill gem. Act quickly to ensure you don't miss out on the chance to bid for this exceptional property at the auction rapidly approaching. Contact Dave Dart on 0427 440 808 to book your inspection today and we look forward to seeing you at our auction on 27th March 2024. 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.