

225 Arthur Street, Grafton, NSW 2460



Sold House

Sunday, 20 August 2023

225 Arthur Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

\$482,000

Sold prior to marketing by Benny Holder, for more information contact Benny on 0411 132 517. If you're looking to secure a property without having to compromise on location, look no further than 225 Arthur Street, Grafton. This charming cottage exudes character and warmth, offering a delightful combination of original features and contemporary updates. From the inviting grand fireplace to the generous bedrooms and private backyard filled with fruit-bearing greenery, this property promises a delightful home for the discerning buyer. Polished hardwood floorboards, ornate cornices and high ceilings are among the timeless features that most will appreciate. As you enter the home a lovely and sunny sunroom offers a space to relax, unwind, and enjoy the natural light. The home comprises two spacious bedrooms towards the front, one of them boasting a cosy original fireplace, along with a third smaller bedroom to the rear. The kitchen is sizable and seamlessly blends tasteful modern renovations with old charm, featuring the large original fireplace with modern white cabinetry to compliment. Through renovations the floor plan has been adjusted over the years, the current owners have opened up the home and created an open plan living area adjacent to the kitchen meaning you can stay cosy in the cooler months with the fireplace in action. The bathroom is a haven of relaxation, featuring a beautiful claw foot bath, a silky oak top vanity, and large walk-in shower, what more could you want? The backyard is fully enclosed, providing a secure and private space for both children and pets to play freely. Enjoy picking fresh fruit from your own garden with oranges, lemons, blueberries, strawberries, and native ginger growing within. Everything in the enclosed "kids" corner is optional to stay if the new owners wish, making it ready for young ones to enjoy immediately. A large chicken coop of every chicken's dreams is another inclusion along with two happy chickens if the new owners happen to desire, providing fresh eggs daily for you to enjoy. A detached single garage provides undercover storage for your vehicle. With an abundance of original character paying homage to the era and tasteful modern additions to compliment, this is your opportunity to secure your cosy cottage with no further work or renovations required. For more information or to declare your interest contact Benny Holder on 0491 616 380. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.