

245 Bent Street, South Grafton, NSW 2460



Sold House

Thursday, 28 March 2024

245 Bent Street, South Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 645 m2

Type: House



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\$401,000

Discover the perfect blend of convenience and potential at 245 Bent Street, located in the desirable South Grafton hill area. This low-set, low-maintenance home is ideal for owner-occupiers and investors alike. Currently rented for \$380 per week in a market with a shortage of rentals, this property stands as a solid investment opportunity. Nestled close to schools, sporting fields, the golf club, and just a short drive to the South Grafton CBD, this home's location offers both tranquility and accessibility. Freshly painted and adorned with polished hardwood floors, it provides a welcoming foundation for family living or a rental setup. The home features three generously sized bedrooms and a partly renovated bathroom with a walk-in shower. The kitchen is neat and functional, leading into a spacious lounge room equipped with a fireplace and reverse cycle air conditioning. A large, light-filled sunroom at the rear of the home adds an extra layer of charm and comfort. While this property is move-in ready and can be rented out as is, it also offers ample potential for further enhancements and personalization. Sitting on an approximately 645sqm block, the yard is fully fenced and includes established fruit trees, creating a serene outdoor space. It's ideal for families, with plenty of room for kids, pets, or gardening endeavors. The property's large rainwater tank supports sustainable living, and the installation of a solar hot water system and solar panels leads to substantial savings on energy bills. Additional storage and parking solutions include a large double bay Colorbond garage at the rear and low-line storage under the house, perfect for trailers or kayaks. This property is a fantastic opportunity for those looking to enter the market affordably. Given the high demand for properties in the area, act quickly to secure this charming home at 245 Bent Street. For more information or to declare your interest contact Team Benny on 0491 616 380. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578. **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.