

**268 Ryan Street, South Grafton, NSW 2460**



**House For Sale**

Thursday, 7 December 2023

268 Ryan Street, South Grafton, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 613 m2**

**Type: House**



Benny Holder  
0491616380



John Cameron  
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## Awaiting Price Guide

268 Ryan Street is an opportunity for both first-time homebuyers and savvy investors. Positioned on a 613m<sup>2</sup> block, this brick residence is low-set and low maintenance, conveniently located just a short drive away from public transportation, sports fields, schools, and shopping centres. Featuring two bedrooms, the main bedroom is complete with ceiling fans, air-conditioning, and a spacious mirrored wardrobe. The second bedroom is also equipped with air-conditioning and a ceiling fan. The house offers two distinct living spaces in addition to a practical kitchen and dining area. The property provides side access to a fully fenced backyard with a rural outlook, along with a double carport. This property is currently tenanted and receiving \$430 per week, presenting an ideal investment opportunity. You do not want to miss this opportunity to secure an affordable property. For more information or to declare your interest contact Team Benny on 0491 616 380. Benny Holder Licence No. 20312246. **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.