

**272 Powell Street, Grafton, NSW 2460**



**Sold House**

Monday, 18 March 2024

272 Powell Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 685 m2**

**Type: House**



Dave Dart

0427440808

**\$470,000**

**\*Building & Pest Inspection Reports Available Upon Request\*** Located on a spacious 685m<sup>2</sup> (approx.) block in the highly sought after Westlawn area, this neat home offers a spacious floorplan and plenty of potential. Conveniently located within walking distance to a café, sporting facilities and located directly opposite the racecourse entrance which is perfect for the avid punter making the location very family friendly. The floorplan consists of three bedroom plus a rumpus/sunroom, one bathroom and the kitchen, dining and living area. While mostly original, this home has been well looked after throughout the years and is ready for a new story and a new owner. Full of potential, the possibilities to add further value to the property are endless. Downstairs offers a single lockup garage with drive through access into the back yard as well as ample storage and an enclosed room which could make a great work from home space, gym or studio. The gardens while minimal offer plenty of room to make it your own while the spacious backyard has room for shedding, a pool or a granny flat (STCA). This property has been rent appraised at \$450 per week in its current condition. Notable features include:- 685m<sup>2</sup> block (approx.)- 3 bedrooms, main with extra large built in and other 2 bedrooms with wardrobes- 1 bathroom upstairs with additional toilet located downstairs- 2 x air-conditioners- Lockable workshop with built in workbench- 1 garage and 2 car carport at rear off rumpus room- Underneath house fully concreted Holding a wealth of potential, this property offers a fantastic opportunity for those looking to make a house a home. Ensure you do not miss out on this great property, declare your interest early by contacting Dave Dart on 0427 440 808 to find out more. 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.