

**294 Hoof Street, Grafton, NSW 2460**



**Sold House**

Friday, 17 May 2024

294 Hoof Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 563 m2**

**Type: House**



Jake Kroehnert

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**\$575,000**

Auction Details: Wednesday 5th of June 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Situated in a location held in the highest regard, 294 Hoof Street is perfectly positioned with convenient proximity to essential amenities, including schools and recreational facilities. The property has been loved and meticulously cared for by the same owners for over 45 years, evident in every well-considered detail. This auction presents a unique opportunity for buyers to secure a substantial family home in a sought-after location. Another opportunity such as this may be hard to replicate in the current market, and with a result imminent, you must not miss this auction. The home features multiple living spaces across two levels. The ground floor hosts a substantial rumpus room equipped with an air conditioner and a cosy fireplace, an additional fourth bedroom, a second bathroom, and access to a single lock-up garage. This area is perfect as guest accommodation, a teenage retreat, or an entertainment space. The main living area on the upper-level flows seamlessly into an open-plan, renovated kitchen and dining area, continuing into a secondary, smaller living space. Upstairs, three generously sized bedrooms and the main bathroom, provide ample space for family living. The home also includes an efficient 8-panel solar system to reduce energy costs. Please refer to the floor-plan provided for an understanding of the layout. A large, colorbond fenced backyard promises privacy and security, making it an ideal playground for children and pets. The substantial outdoor entertaining area overlooks this serene backyard, perfect for gatherings and family activities. Notable features include:- 563m<sup>2</sup> block (approx.)- 4 bedrooms- 2 bathrooms- 3 x air conditioners- Fire place- Multiple living spaces- 8 panel solar system- Rental appraisal \$500 - \$530 per week This cherished family home is now ready to welcome new owners and will be sold at auction on the 5th of June. With the current owners committed to downsizing, this presents an exceptional opportunity for those seeking a substantial and lovingly maintained home in a prime location. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. 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.