

3 Alice Street, Grafton, NSW 2460



Sold House

Wednesday, 11 October 2023

3 Alice Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

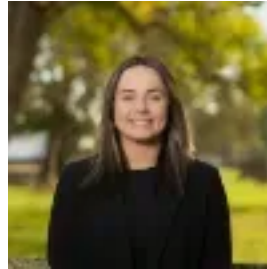
Parkings: 1

Area: 701 m2

Type: House



Jake Kroehnert
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Tayla Lavender
0422260192

\$510,000

Auction Details: Wednesday 8th November 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Please ensure you are prepared for auction day. Upon the fall of the hammer, we will be welcoming new owners. Please do not perceive this property to be beyond your reach due to its position. The message here is clear. We are selling. This low set brick home is situated in one of Grafton's leading locations, just walking distance to the CBD and approximately 60m from the Clarence River. Typically, homes in the immediate area are tightly held and rarely offered to the market, for good reason. Those lucky enough to live here simply do not wish to leave. The floorplan flows seamlessly with the 3 bedrooms and bathroom located at one end of the home. The bedrooms are of generous size, a feature of the quality homes of the area. The living, dining, kitchen spaces located at the other, making this floorplan simple, practical and spacious. Other features include polished timber floorboards, new ducted air-conditioning, a solar system and a renovated kitchen and bathroom. Please refer to the floorplan, 3D tour & video provided for an understanding of the layout on offer here. The level backyard is fully fenced, with ample space for a swimming pool of further shedding depending on the new owners requirements. An inspection is encouraged to all genuine purchasers. Notable features include: · 701m² block (approx..) · 3 bedrooms · 1 bathroom · 1 carport · Ducted air-conditioning · 5kw solar system · 2 x garden sheds · Rental appraisal \$520 - \$540 per week Do not miss your chance here. This is a property you cannot afford to miss. Contact Jake Kroehnert & Tayla Lavender 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.