

31 Cowan Street, South Grafton, NSW 2460

Sold House

Saturday, 25 November 2023



31 Cowan Street, South Grafton, NSW 2460

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 541 m2

Type: House



Angus McKimm

0438425176

\$280,000

This modest 2 - 3 bedroom cottage has been a solid rental investment for its owner for many years. Now with retirement commitments he needs it sold and, based on recent comparable sales, its definitely attractively priced! The home has 2 bedrooms plus a 3rd bed or sunroom (measuring 2m x 3m) as well as an eat-in kitchen. There is reverse cycle air conditioning and security shutters. The current tenant who is on an expired lease is paying below-market rent of \$260 per week. The yard has a carport (currently accessed from vacant land at rear) and a garden shed. Located within a block of Skinner St shops and childcare, and just around the corner from the Royal Hotel it is also only a 950m walk to Coles Sth Grafton and would be a safe bike ride for older children to either South Grafton Primary or High Schools. Council rates are currently \$2800 per year. Is there work to be done? Definitely, but the owner has provided pest & building reports to help you plan improvements over the next 5-10 years. For more information contact Angus McKimm on 02 6642 1811.