

**31 Milton Street, Grafton, NSW 2460**



**Sold House**

Wednesday, 27 September 2023

**31 Milton Street, Grafton, NSW 2460**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 693 m2**

**Type: House**



Kylie Swift

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**\$500,000**

\* Pest and building report available on request \*Property packages can be as diverse as the people that reside in them. Here at 31 Milton Street, we can gain a glimpse into what's important to our future purchaser. For here, there is a perfect set-up, for just the right buyer. First, the location. There is a reason the homes in this part of Grafton don't require significant elevation and that's because the natural land height around this part, is generally higher than others. Older folk in particular love the lowset living, however given our price range this property would also be suitable to first home buyers. The house of hardwood timber construction works well for a couple or small family. The floorplan offers 2 x standard sized bedrooms that would suit up to a king size bed, with the third bedroom that of a single size. The bathroom is central to the 2 larger bedrooms and the living room at the front of the home. Polished timber floorboards are sitting under some carpeted areas ready for unveiling if that's your preference. The kitchen is spacious with dining space alongside whilst the laundry and separate toilet are to the rear. With some minor modifications the home would be quite easy to modernise. Out back, is where the property package really comes into its own. The concrete platform is extensive from the driveway to the shedding. The immediate rear of the home is a great place for BBQ's and family gatherings. Further on there is a large carport for a plethora of personal pursuits. In an addition to this fantastic offering is the 6.3m x 7m double lock up garage with remote access and the additional double carport being 5.6m x 7m. Alongside the shed is a fenced yard with lawn, garden sheds and animal enclosures. We are confident that this property package will be highly sought and for that reason we expect it to sell reasonably quickly. A recent pest and building report is available for genuine interested parties. Contact Kylie Swift at Virtue Property on 0488 161621 to register your interest.**DISCLAIMER:**Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.