

313 Fry Street, Grafton, NSW 2460



Sold House

Thursday, 12 October 2023

313 Fry Street, Grafton, NSW 2460

Bedrooms: 3

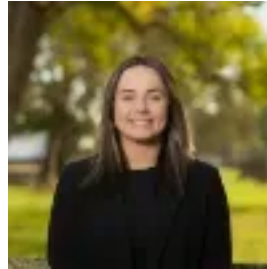
Bathrooms: 2

Area: 351 m2

Type: House



Jake Kroehnert
0411321920



Tayla Lavender
0422260192

\$290,000

Auction Details: Wednesday 8th November 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Very few properties offering this potential in this location are still out there. Our seller has made it clear, it is time to welcome new owners upon the fall of the hammer. Do not miss your chance here. There are very few properties in this price range left. The residence consists of 3 bedrooms, 2 renovated bathrooms, an open plan living/dining space that flows into the kitchen and a private, fully fenced yard. The attached business premises is connected to the residence via a storage room and consists of a commercial kitchen and large shop front. Please refer to the floorplan provided for an understanding of the layout. Subject to the relevant approvals, the opportunities here are endless and consist of but aren't limited to:- Rent the business premises and residence- Work from the business premises and rent the residence - Live in the residence and rent the business premises- Convert the business premises into a second residence (STCA) Other notable features include:- 351m² corner block (approx.)- 3 bedrooms- 2 bathrooms- 3kw solar system- R1 general residential zoning- Residential premises appraisal \$300 - \$320 per week The current owner has made the instructions clear. We will be selling upon the fall of the hammer on the 8th of November. 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.