

# 34-36 Bush Drive, South Grafton, NSW 2460

**Elders** Real Estate

## House For Sale

Wednesday, 12 June 2024

34-36 Bush Drive, South Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2046 m2**

**Type: House**



Benny Holder  
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**\$650,000 - 680,000**

Welcome to 34-36 Bush Drive, South Grafton. This freshly painted Cavalier home, built in 2002, offers a spacious and modern living experience on a generous 2046m<sup>2</sup> flood-free block. Featuring four bedrooms and two bathrooms, this property is perfect for growing families or savvy investors looking for a highly sought-after 4-bedroom home. Owned by a single owner, it is now on the market for the first time in 22 years. As you step inside, you'll appreciate the new carpet in the bedrooms that adds a touch of luxury and comfort to the home, while the remainder of the house is vinyl planks for easy maintenance. The spacious living areas provide ample room for relaxation and entertainment. The well-designed kitchen is perfect for preparing family meals, while the adjacent dining area ensures meal times are a breeze. The master bedroom includes an ensuite and a walk-through wardrobe for added privacy and convenience, while the other three bedrooms are generously sized and perfect for children or guests. The second bathroom is modern and well-appointed, ensuring comfort for the whole family. Outside, the property boasts a large yard, ideal for kids to play or for hosting outdoor gatherings. The steel carport to the side offers parking for up to three vehicles, with the current owner storing two boats under the shelter. The 107m<sup>2</sup> home sits comfortably on the block, providing a perfect balance of indoor and outdoor living. Located in a fantastic, flood-free area, this property is an excellent investment opportunity. Four-bedroom homes are in high demand, making this a smart choice for those looking to expand their property portfolio. Whether you're a first-time buyer or an experienced investor, 34-36 Bush Drive is a property you won't want to miss. Don't miss the chance to make this great family home yours. Contact us today to arrange a viewing and see all that this wonderful property has to offer. For more information contact Team Benny on 0491 616 380. Benny Holder Licence No. 20312246. Craig Franklin Certificate No. REP400019832. Candy Boulton Licence No. 20424578. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.