

35 Clarence Street, Grafton, NSW 2460



House For Sale

Thursday, 13 June 2024

35 Clarence Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 2

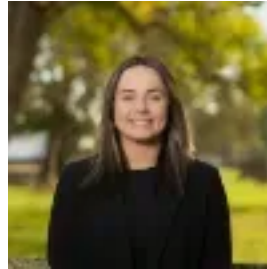
Parkings: 1

Area: 771 m2

Type: House



Jake Kroehnert
0411321920



Tayla Lavender
0422260192

AUCTION

Auction Details: Wednesday 3rd of July 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* With clear instruction from our sellers, new owners are to be welcomed here at 35 Clarence Street Grafton. Those in the market searching for location, affordability and space are well catered for here. Regardless of your budget and/or buying criteria, you do not want to miss this auction. The home itself is positioned on an approximate 771m² block in a highly regarded area of Grafton. Options are limited and the versatility of this property lends itself to many requirements, with any renovations or improvements certain to add value. The floor-plan is quite versatile, made up of three generous bedrooms, two bathrooms, a formal living space and kitchen/dining room. A walk-in-robe adjoining the main bedroom is ideal for the addition of an ensuite. High ceilings & hardwood floors throughout are yet another indicator of the quality of construction. A single car garage underneath the home provides car accommodation, with vehicle access to the vast backyard giving ample space for further shedding should the new owner require. Notable features include;- Approximate 771m² block- 3 bedrooms- 2 bathrooms- High ceilings & hardwood floors- Wood fireplace- Backyard access - Long term tenants in place- Updated rental appraisal of \$430 - \$480 per week. Investors, first home buyers and young families are perfectly suited to 35 Clarence Street. Circumstances require a result, meaning you have nothing to lose and plenty to gain here. Contact the Jake Kroehnert Team 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.