

359 Dobie Street, Grafton, NSW 2460



House For Sale

Wednesday, 8 May 2024

359 Dobie Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 584 m2

Type: House



Kylie Swift

0488161621

\$475,000

This sturdy brick and tile home, with its hardwood timber frame, and floorboards under the carpet, offers a rock-solid investment for the first home buyer, investor or someone who is looking to renovate and capitalise on what's already on offer. Do your research ladies and gentlemen, this isn't the busy part of Dobie Street. Here it is super quiet, with only local traffic. This light-filled, 60's-70's beauty is spacious and can be fitted out on 2 levels. Talk about bang for your buck, as here, we already have a remote accessed double shed at the front of the property, and the remote accessed tandem drive-through garage on the lower level. This home would have been one classy lady back in her heyday. From the graceful lines of the front staircase to the rounded accents of the North facing front patio; she is all about the curves! The builders here knew that BIG IS BEAUTIFUL and so they made the open plan living and dining space expansive. Sliding door access gives way to both the front patio, and rear patio, that would be a fantastic space to extend a deck (STCA). Renovate, (or please restore) that amazing 70's kitchen that has been frozen in time. The direction is yours to take, however if you were to renovate, the space and location of the kitchen is ideal. Three good sized bedrooms are near the fully equipped bathroom and toilet, and there are plenty of built-ins for clothes and linen. Wood fire heating, air conditioning and fans keep you comfortable. With multiple access points, downstairs is a blank canvas. With the laundry, second toilet and a lockable room in place, there is already a teenagers retreat underway. This level has been used in the past for both commercial and personal pursuits. It's ready and waiting. If the front shed and drive-through garage aren't enough bonuses, we also have a massive green-house, a bird avery, smaller greenhouse, and a lockable garden shed in the backyard. It's a gift that keeps giving. With multiple expressions of interest made prior to marketing, we encourage you to offer fast and offer strong. You may only have one chance to offer! A current pest and building report will be made available to genuine buyers. Contact Kylie Swift of Virtue Property on 0488 161 621 to register your interest, and please offer for keeps. **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.