

36 Kent Street, Grafton, NSW 2460

Sold House

Friday, 18 August 2023



36 Kent Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 867 m2

Type: House



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\$435,000

The layout of the home definitely lends itself to a first home buyer purchaser who is looking to add value to their first purchase. Don't mistake that for meaning this house is run down (its absolutely not) but take a look at the floorplan and appreciate how easy it would be to create an en-suite off the main bedroom, the plumbing is already in place! Just that small change would gain you immediate equity which you can build on from there. Offering 2-3 bedrooms depending on configuration the home has plenty of room and a flexible layout. The formal lounge has new window furnishings, updated flooring and a fireplace and air conditioning! The kitchen breakfast bar looks out the big windows at the back of the house over the yard. The block is 867sqms but feels even bigger, its a blank canvas looking for a new owner to add their own touch. There's vehicle access up either side of the house which makes putting in a massive shed or a pool easy - why not do both? That's if you even need a shed, there's already a double garage under the house plus acres of storage and workshop space. For the investor the property has a rental value in the vicinity of \$480 - \$490 per week. This home had been used as a rental investment but now the tenants have vacated the owners are motivated to sell..