

**39 Breimba Street, Grafton, NSW 2460**



**House For Sale**

Friday, 5 January 2024

39 Breimba Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

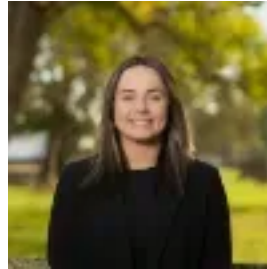
**Parkings: 1**

**Area: 541 m2**

**Type: House**



Jake Kroehnert  
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## AUCTION

Auction Details: Saturday 3rd February 2.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* 39 Breimba Street, Grafton is one of very few affordable homes in the sought after Dovedale location currently offered to the market. Missing your chance here could see you waiting quite some time for another affordable home of this size, in this location. Please ensure you are auction ready. You do not want to miss this one. The home itself consists of 3 generously sized bedrooms, 2 bathrooms, a formal living space and large kitchen that spills into the dining room. The benefit of an additional sunroom gives potential for a 4th bedroom should the new owner require. The lower level consists of a large garage space, perfect for storage and a workshop. Outside, the home is surrounded by a fully fenced backyard, providing privacy and security. This space is an open canvas for landscaping, creating an outdoor entertainment oasis or further shedding (STCA). Please refer to the floorplan provided for an understanding of the layout. Notable features include:- 541m<sup>2</sup> block (approx.)- 3 bedrooms- 2 bathrooms- Sunroom- Lock up garage/storage space- Fully fenced backyard with side lane access- Rental appraisal \$380 - \$400 per week Our sellers have made it clear that we are to sell to pursue other financial initiatives. Don't miss this unique opportunity to secure an affordable home in the sought after Dovedale area. 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.