

4 Garden Street, Grafton, NSW 2460



Sold House

Saturday, 2 March 2024

4 Garden Street, Grafton, NSW 2460

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 569 m2

Type: House



Kylie Swift

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\$405,000

* A current pest and building report can be made available to genuine purchasers *When it comes to Grafton's most magical real estate locations, it starts with Clarence Riverfront Retreating, and then in my opinion, it moves to See Park Positioning. Like some of the oldest Riverfront properties in Grafton, Garden Street is one of the Streets that has a favourable natural land height. Slightly raised from the ground but by no means significantly elevated, low set construction has been permitted here. It appears that pre-levee living was comfortable at #4. Weddings in Spring, purple carpets in October/November, ducks keeping cool throughout Summer and family fun all year round, is at the heart of See Park. Here you could retire the car as the village green hotel, the pool, schools, the Grafton mall, a medical centre and even the main street are all within a few blocks of the home. Pre-market enquiry has been diverse and strong, validating that the wider market see GOLD here. First home buyers have been excited about starting a family with See Park just across the road. Developers know that location renovations are the safest, and there is talk around what a double storey extension would look like (STCA of course) and then there are mature age buyers wanting an easy forever-home. As cute as a button, the abode offers a light-filled entry that would work beautifully as a sitting room or study overlooking the park. The art-deco design features can be seen in the plasterwork as you meander through the 2-bedroom home that can be easily converted to 3, with multiple living spaces, a fully equipped bathroom, and an open plan kitchen. Some would delight at the original features, whilst others would take her on as a grand plan. The lock-up shed out back a welcomed addition. Inspect as soon as you can and be sure to OFFER STRONG. We will be offering the property with a current pest and building report to expedite the sale. She is priced for immediate sale and is set to sell within the first week or two of marketing. Investors, this property was recently rented for \$450 per week.**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.