

4 Spotted Gum Close, South Grafton, NSW 2460



House For Sale

Friday, 3 May 2024

4 Spotted Gum Close, South Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 2

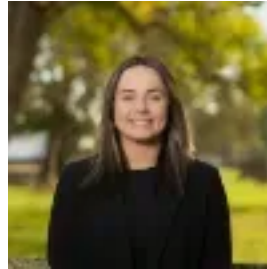
Parkings: 2

Area: 691 m2

Type: House



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SALE

Building & Pest Inspection Reports Available Upon Request Introducing the delightful, low set, brick and tile beauty at 4 Spotted Gum Close, South Grafton, a meticulously maintained property that is sure to impress. Set in a quiet cul-de-sac with local traffic only, this location ensures a tranquil living environment while being conveniently situated close to local amenities. Properties in the flood-free South Grafton are in high demand, meaning one must not hesitate when declaring an interest here. This low maintenance home features three well-appointed bedrooms, including a master suite complete with an ensuite and a walk-in robe. The heart of the home is the open plan living, dining, and renovated kitchen area, equipped with a split system air conditioner for year-round comfort. This space flows seamlessly into an enclosed entertaining area, perfect for hosting friends and family, as well as a paved outdoor area for enjoying those sunny days outside. Each room throughout the home is fitted with ceiling fans, enhancing the comfort provided by the layout and design. Please refer to the floor-plan provided for an understanding of the layout. For those who value sustainability and efficiency, the property boasts a 5kw solar system and includes a water tank and pressure pump connected to the toilets and washing machine, significantly reducing utility costs. Security and convenience are paramount with a double lock-up garage that offers internal access, a remote-controlled roller door, and an additional fly screen door, ensuring both ease of access and ventilation. The backyard is secured with Colourbond fencing, offering a safe and private environment for children to play or for relaxed outdoor gatherings. Notable features include:- 691m² block (approx.)- Flood free location- 3 bedrooms- 2 bathrooms- Air conditioning- Water tank & pressure pump- Garden shed- New kitchen & appliances installed- New carpets and blinds throughout- Keyless entry- Rental appraisal \$480 - \$520 per week This property is being sold due to a relocation, making it a genuine opportunity for those looking to settle in a sought-after area of South Grafton. With its low maintenance design and array of features, 4 Spotted Gum Close is truly a property not to miss. 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.