

**43 Hawthorne Street, South Grafton, NSW 2460**



**House For Sale**

Friday, 5 January 2024

43 Hawthorne Street, South Grafton, NSW 2460

**Bedrooms: 2**

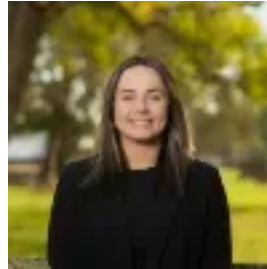
**Bathrooms: 1**

**Area: 534 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\* 43 Hawthorne Street is located high and dry in South Grafton and is one of very few affordable properties currently on the market. Whether you're looking for a first home or investment property, this is an auction you must attend. The house comprises two comfortable bedrooms and one bathroom. This versatile sunroom can easily be converted into a third bedroom, offering flexibility to accommodate your changing needs or preferences. The interior of the house also boasts a formal living space and open plan kitchen/dining room. For added convenience and versatility, a detached studio is situated at the back of the property. This space offers endless possibilities, whether it be utilized as guest accommodation, a tranquil retreat for teenagers, or a home office for remote work. Stepping outside, you'll discover a timber back deck adorned with a beautiful grape vine, creating a tranquil setting for outdoor relaxation. Please refer to the floorplan provided for an understanding of the layout. Notable features include:- 534m<sup>2</sup> block (approx.)- 2 bedrooms- 1 bathroom- Sunroom- 6.6kw solar system- Detached studio- Rental appraisal \$380 per week. This property will be sold at auction on the 3rd of February, presenting an exciting opportunity to secure a home that combines comfort, functionality, and potential. 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.