

**45 Turf Street, Grafton, NSW 2460**

**doughertyproperty**

**Sold House**

Thursday, 12 October 2023

45 Turf Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2132 m2**

**Type: House**



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## Contact agent

Homes like these don't come along very often. It's all about the location and opportunity to increase the future value of this property (STCA). Our instructions are clear - find new owners! \*Building & Pest Inspection Reports Available Upon Request\*

- **Charming Home:** The house offers high ceilings, fireplaces, polished floorboards, and French doors, which give it a captivating and classic feel.
- **Ideal for Families:** The property provides a safe environment for families with fully fenced yards, perfect for kids and pets to play freely.
- **Convenient Location:** Being close to schools, shops, a racecourse, a community pool, and more, this property offers easy access to essential amenities.
- **Year-Round Comfort:** The Flemish bond brickwork allows for passive climate control, helping to keep the home comfortable throughout the year.
- **Outdoor Entertainment:** With multiple outdoor areas and impressive gardens and trees, the property offers a great space for relaxation and entertaining guests.
- **Solar System & Battery:** The 5kWh solar system and 10kWh battery provide eco-friendly energy solutions and can potentially reduce electricity bills.
- **Ample Parking:** The property includes three sheds and a carport, offering abundant parking space for vehicles, boats, and caravans.
- **Park-Like Backyard:** The backyard is described as a private oasis, featuring citrus trees, a passionfruit vine, mango tree, vegetable patch, and a chook pen, making it an attractive area for nature enthusiasts.
- **Development Potential:** The property has dual lane access to Turf and Maud Streets, providing space for a second dwelling or townhouses (subject to council approval). Offers invited.

Inspection by appointment - make the call you won't be disappointed.