

47 Milton Street, Grafton, NSW 2460



House For Sale

Tuesday, 14 May 2024

47 Milton Street, Grafton, NSW 2460

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 1037 m2

Type: House



Kylie Swift

0488161621

\$625,000 - \$640,000

There is absolutely no denying that 47 Milton Street is a package like no other in Grafton. We are quite certain that, like all the other homes listed with us over the last couple of months, will go under offer within the first 10 days. Our seller is committed elsewhere so please **DO NOT SIT ON THE SIDELINES**. Jump in, request the pre-market pest and building reports and **OFFER STRONG!** There is so much on offer so let's get started:- Favourable natural land height enabling lowset construction. Pre-levee this part of Westlawn was considered one of the higher and dryer parts of town. Our block is a sprawling 1038m² (approx) with wide frontage and Colourbond fencing on 3 sides. - A massive 4 bay shed with 4WD friendly door height, plus a full length, high roof carport large enough for the motorhome, caravan, and if required small machinery. There is an extensive concrete platform perfect for work or play. - Less than 2-year-old, inground salt-water pool with tasteful fencing, faux grass and room for light entertaining within the approved space. - Bonus area of land behind the shed perfect for most creative pursuits i.e. Vegie Gardens, children's playground, storage or even a tiny home (STCA).- Entertainers delight with the decking that joins the home, pool and shed heaven. Here you have the choice of 2 bars, the alfresco dining space or step-down into the firepit area perfect for intimate gatherings. - AND the refurbished weatherboard cottage that has taken form over the years. She has been recently painted with neutral tones and had plantation shutters installed. Fans and air conditioners are featured throughout.- Some changes to the floorplan have accommodated a fourth bedroom, with the kitchen/dining/living area towards the rear of the home providing a seamless integration of inside and outside living spaces. - The original part of the home features wide polished floorboards, high ceilings and the master bedroom a walk-through robe and home office. The massive bathroom and laundry are towards the rear of the home also. So much love has been added to this property over the years in the way of renovation and additions. If you would like to add your touches, the floorplan gives a great overview of what you can do, and where (STCA). Contact Kylie Swift of Virtue Property on 0488 161 621 to register your interest. Our seller has requested another #swiftsale so be quick!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.