

# 49 Margaret Crescent, South Grafton, NSW 2460

## House For Sale

Wednesday, 17 April 2024



49 Margaret Crescent, South Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 550 m2**

**Type: House**



Angus McKimm

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**\$345,000**

It's hard to find 4 bedroom homes for this price. 49 Margaret Crescent is 4 bed, 1 bath with a big lock-up carport and fenced yard. The back 4th bedroom could also be used as a living space, if needed, as it integrates well with the main lounge room and kitchen. Located in a flood free neighbourhood this home has hardwood timber flooring for most of its layout - handy to know for future renovations. The outgoing tenant is paying \$390 per week which is cheap - most comparable rentals are fetching \$420 or so at present. The location is walkable distance to Gilwina State Primary and St Josephs Catholic. The nearest neighbourhood store - the Top Shop - is about 500m away. Is there work to do? Definitely - the property would do well with a tidy up to paintwork, flooring and window furnishings and future renovations to kitchen and bathroom could take advantage of the large layout and add rental value again. Evidence shows this type of investment is smart for a few reasons: low entry price, highly rentable and based on the last 20 years likely to yield capital growth. Pest & building reports are available. The property will be sold with vacant possession.