

**55 Clarence Street, Grafton, NSW 2460**



**House For Sale**

Friday, 26 April 2024

55 Clarence Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 1**

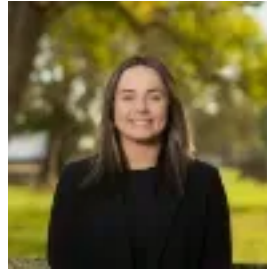
**Parkings: 1**

**Area: 809 m2**

**Type: House**



Jake Kroehnert  
0411321920



Tayla Lavender  
0422260192

## AUCTION

Auction Details: Wednesday 22nd of May 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Welcome to 55 Clarence Street, Grafton, a charming and affordable home that presents a fantastic buying opportunity for homebuyers and investors alike. This property is set to sell under the hammer at auction on the 22nd of May. Our sellers instructions are clear - we will be welcoming new owners upon the fall of the hammer. The home features four well-appointed bedrooms, each equipped with ceiling fans for your comfort. The master bedroom is a peaceful retreat, enhanced with its own air conditioner. Recent renovations have breathed new life into the home, with both the kitchen and bathroom beautifully updated to meet modern standards. Adjacent to the kitchen, a formal dining room provides an elegant space for family meals and entertaining guests. Storage will never be an issue, as the home offers ample space underneath for all your storage needs. Please refer to the floor plan provided for an understanding of the layout. Step outside to discover the extremely generous, fully fenced backyard that promises endless hours of outdoor fun and relaxation. It's a safe haven for children to play and perfect for those who dream of starting a garden, hosting summer barbecues or putting in a swimming pool (STCA). Additionally, car access to the backyard is conveniently available via the side of the home, adding practicality to its list of attributes. Notable features include:- 809m<sup>2</sup> block (approx.)- 4 bedrooms- 1 renovated bathroom- Renovated kitchen- Air-conditioning- Garage/storage space underneath the home- Large fully fenced backyard- Rental appraisal \$460 - \$480 per week Four bedroom homes in the sought after Dovedale area are in high demand. This property is suited to a wide range of the market, from upsizers to large families and investors. Whether you're a growing family or a savvy investor, 55 Clarence Street, Grafton is a property not to let pass you by. Contact 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.