

**55 Milton Street, Grafton, NSW 2460**

**doughertyproperty**

**House For Sale**

Saturday, 25 November 2023

55 Milton Street, Grafton, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 588 m2**

**Type: House**



Tyler Marsh  
0487422229

**\$419,000**

Nestled in the sought-after Westlawn area of Grafton, 55 Milton Street presents an exceptional opportunity for savvy buyers. In a market where swift decisions are crucial, this property is poised to attract multiple offers even before the first open inspection. A scarcity of affordable homes in this coveted area makes this sale a standout in the current competitive market. This low set weatherboard cottage is perfect for first home buyers on a tight budget and offers immediate livability, yet brimming with potential for personalized renovations. Quality craftsmanship is evident throughout, featuring high ceilings, decorative cornices, and generously proportioned bedrooms and living spaces. The flexible floorplan allows for easy expansion to add a third bedroom, catering to the evolving needs of the new owner. There is also a solar PV system in place to provide electricity bill relief immediately. Enjoy backyard access from the street, providing convenience and enhancing the overall appeal. The block is entirely flat and generous in size (approximately 588m<sup>2</sup>), offering ample space for outdoor activities, a fantastic established vegetable garden and potential enhancements. There is also an external rear lock up garage with storage space added. Unlock substantial value through thoughtful renovations, adding your personal touch to this charming residence. A sound investment in a location where properties are in high demand and short supply. With the current market buzzing for properties in this location and price bracket, don't let this opportunity slip through your fingers. Our vendor is motivated, and time is of the essence. Act now, the clock is ticking. For more information or to book your inspection please contact Tyler Marsh on 0487 422 229. Disclaimer: All information contained herein is gathered from sources we believe reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inspections and inquiries.