

# 6 Lemon Myrtle Close, South Grafton, NSW 2460



## Sold House

Friday, 1 September 2023

6 Lemon Myrtle Close, South Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 699 m2**

**Type: House**



John Cameron

0491616380

**\$550,000**

If you're looking for a modern family home in a great location, look no further than 6 Lemon Myrtle Close. Located within a flood free cul-de-sac of South Grafton is this well positioned, spacious 4 bedroom home within just minutes of schools, shops, sporting fields, the local golf club and South Grafton CBD, this 2008 built home will certainly tick a lot of boxes. The kitchen is certainly the centrepiece of the home allowing open flow living from the lounge through to the dining area, well designed for entertaining and creates a space for the family to congregate. The kitchen boasts plenty of cupboards and bench space, along with a dishwasher and walk-in pantry. The master suite is a real parents retreat. Complemented by an en-suite complete with an oversized bath, separate toilet and walk-in wardrobe, this space will impress most. The other 3 bedrooms are generous in size all complete with built-in robes. The morning school rush is now a breeze, the smart floorplan places the main bathroom central to two of the bedrooms and allows for a bath, shower and separate toilet. A double garage offers internal access through to the kitchen making unpacking groceries an easy chore. The covered outdoor entertaining area overlooks the rear yard and is the perfect spot to escape to and enjoy a coffee, or step outside the front door to picturesque sunset views over the Hampton Hill. From an investor perspective you are currently returning \$600p/w and a fixed lease is in place until 23rd September 2023. For the astute investor, there is a tax depreciation schedule available to view. A long term A1 tenant is happy to stay and with a shortage of available investment opportunities and properties to purchase it just makes sense. This is the perfect opportunity to move into a friendly and quiet neighbourhood, with this well presented home waiting for you. For more information or to declare your interest contact Benny Holder 0491 616 380. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.