

**63 Chapman Street, Grafton, NSW 2460**



**Sold House**

Wednesday, 23 August 2023

63 Chapman Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

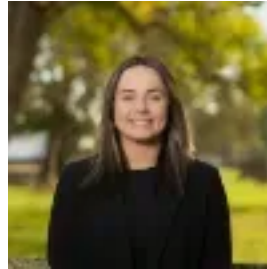
**Parkings: 1**

**Area: 621 m2**

**Type: House**



Jake Kroehnert  
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**\$500,000**

Auction Details: Wednesday 13th September 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* 63 Chapman Street, Grafton is one of very few affordable, large brick homes currently offered to the market. Given the proportions of this home, it could quite easily perceive this property to be out of your price range. Please do not let this be the case. The circumstances around this sale require a result upon the fall of the hammer. The simple & easy floor plan creates great separation between the bedrooms, study and open plan living space. The master bedroom features a walk-in-robe as well as its own access into the main bathroom. The remaining two bedrooms are generous in size & feature built-in-ropes. The open plan living space is the heart of the home, featuring a reverse cycle air-conditioner and glass sliding doors that open onto the back deck that enjoys rural views with no rear neighbours. Internal stairs bring both levels together with downstairs consisting of the second bathroom, garage and 17m long storage area that also doubles as an entertaining area. The size of this space allows for additional bedrooms or living spaces depending on the new owners requirements. Please refer to the floorplan provided for an understanding of the layout. Notable features include:- 621m<sup>2</sup> block (approx.)- 3 bedrooms + a study- 2 bathrooms- Back verandah with a rural outlook- Air-conditioning- Lock up garage & ample storage space- Rental appraisal \$480 per week A sale at auction here is inevitable. Regardless of your buying criteria, you must be registered to bid at this auction. Contact Team Jake 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.