

**70 Duke Street, Grafton, NSW 2460**



**House For Sale**

Saturday, 1 June 2024

70 Duke Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 3**

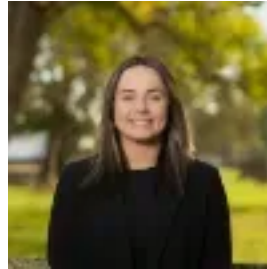
**Parkings: 2**

**Area: 1290 m2**

**Type: House**



Jake Kroehnert  
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Tayla Lavender  
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## AUCTION - WEDNESDAY 5TH JUNE

Auction Details: Wednesday 5th of June 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Our seller has given clear and concise instructions - a quick sale is essential. With the seller's motivation giving a time-frame that must be met, we have just under 1 week until auction. Each and every buyer in the marketplace has absolutely nothing to lose and a lot to gain. Buying opportunities such as this are not often seen. This property must be sold at auction on the 5th of June so please declare your interest early and attend one of our open homes. Nestled in the vibrant heart of Grafton's CBD, this expansive property at 70 Duke Street presents a unique investment opportunity with a substantial 1,290m<sup>2</sup> (approx.) block of land. Perfectly positioned, the property ensures convenience and lifestyle, being just moments from local shopping precincts and sporting fields. The location and block size gives great potential for the new owner to develop further and/or subdivide (STCA). Tenants currently in place are paying \$850 per week, with willingness to resign a 12 month lease should the new owner wish to continue. This home boasts an impressive layout that includes a large formal living area equipped with a split system air conditioner, adjacent to an open plan kitchen and dining area. The upper level also features four well-appointed bedrooms, a single bathroom, and an inviting outdoor entertaining area. The lower level of the home adds further appeal with its versatile rumpus room, a study, a fifth bedroom, and a handy kitchenette. This floor also includes a laundry that doubles as a second bathroom, alongside a third bathroom, enhancing the functionality of this space. The layout is thoughtfully designed to accommodate dual occupancy, making it an excellent option for investors or large families. Please refer to the floor plan provided for an understanding of the layout. Notable features include:- In the heart of Grafton's CBD- 4 bedrooms- 3 bathrooms- 2 carports- Air conditioning- Can accommodate dual occupancy- Development potential (STCA)- Currently tenanted for \$850 per week 70 Duke Street is a prime investment in a sought-after location, don't let this one 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.