

71 Kent Street, Grafton, NSW 2460



Sold House

Tuesday, 22 August 2023

71 Kent Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 551 m2

Type: House

\$320,000

Auction Details: Wednesday 30th August 2023 - 6pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Located in a quiet street of Dovedale, this grand home awaits its new owner and a new look. With close proximity to both the Clarence River and Grafton CBD, this prime position is just one of the exciting things about this property. The circumstances around this sale require a result at auction, we will be welcoming new owners under the fall of the hammer. The home itself while requiring some love and attention has huge potential to return to the charming family home it once was. Lining board walls, hardwood floors, a bay window and other original features that if restored will give the home character and a unique touch. Three spacious bedrooms, two bathrooms and plenty of living spaces are accompanied by an original kitchen, a sunroom and separate dining room. An inspection here is a must to truly gauge how big this home is. Downstairs also houses two garages and plenty of storage space that could double as an extra bedroom or rumpus area. A driveway down the side of the house allows vehicle access to the backyard. The back yard is flat with plenty of room for gardens or additional shedding (STCA). Our property management team have rent appraised this home for \$350 per week as is, however, with some work this return could improve significantly. Don't miss this unique opportunity to secure an affordable family sized home with the potential to create your dream space. Call Dave Dart on 0427 440 808 to declare your interest today, this property will sell! Be present at our auction or be prepared to miss out. 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.