

72a & 72b Queen Street, Grafton, NSW 2460

Sold Duplex/Semi-detached

Saturday, 18 November 2023



72a & 72b Queen Street, Grafton, NSW 2460

Bedrooms: 2

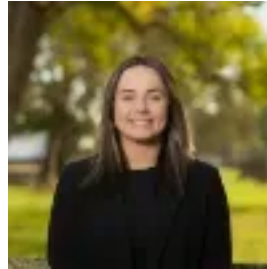
Bathrooms: 2

Area: 691 m2

Type: Duplex/Semi-detached



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\$500,000

Auction Details: Wednesday 6th December 5.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* 72A & 72B Queen Street, Grafton presents an outstanding opportunity for 1 lucky investor to secure a duplex in the heart of Grafton. Please do not perceive this property to be out of your price range based on the return and rarity. This is an auction not to miss. Each unit is well-appointed with one bedroom, one bathroom, a comfortable living space and laundry. 72b Queen Street is currently leased until February 2024 at a market rent of \$310 per week, offering immediate return on your investment. 72a Queen Street, on the other hand, is currently vacant, but comes with a rental appraisal of \$300 per week, promising potential future income. One of the key features of this property is its prime location. Both units are within walking distance to Grafton's CBD, making it an attractive spot for renters seeking convenience and accessibility. The property comes with a generous outdoor space featuring rear lane access from Little Bacon Street as well as an additional frontage to a gazetted lane. This offers the possibility for further development, such as additional sheds or units (STCA). Notable features include:- 691m² block (approx)- 2 x 1-bedroom, 1-bathroom units- Walking distance to CBD- Rear lane access & gazetted road access- Development potential (STCA)- 72A rental appraisal - \$300 per week- 72B rental appraisal - \$310 per week (current rent) In summary, 72a and 72b Queen Street offer an excellent investment opportunity with current and potential income, prime location, and room for further development. Don't miss out on this rare opportunity as it will be sold upon the fall of the hammer on the 6th of December. Contact Jake Kroehnert & Tayla Lavender 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.