

# 74 & 74a Bacon Street, Grafton, NSW 2460



## Sold Duplex/Semi-detached

Friday, 11 August 2023

74 & 74a Bacon Street, Grafton, NSW 2460

Bedrooms: 2

Bathrooms: 2

Parkings: 2

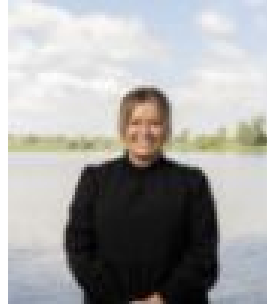
Area: 721 m<sup>2</sup>

Type:

Duplex/Semi-detached



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**\$455,000**

Auction Details: Wednesday 23rd August 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Investment properties in this price range, offering dual income are extremely rare. Please do not perceive this property to be out of your price range, our sellers have instructed us to bring a result upon the fall of the hammer. Units 1 and 2 are very similar in layouts and consist of 1 bedroom, 1 bathroom, a sunroom/study that could be utilised as a 2nd bedroom and a living space that flows into the kitchen. Both units have their own carport and fully fenced yards. Please refer to the floorplan provided for an understanding of the layout. The property currently has two long term tenants with a combined rental return of \$580 per week. However, our property management team has provided an updated combined rental appraisal at \$640 per week. Notable features include: -721m<sup>2</sup> block (approx.) -2 x 1-bedroom, 1-bathroom units -2 x carports -Separately fenced yards -Dual income opportunity of \$640 per week Duplexes in this price range are rare and an opportunity like this one may be hard to find elsewhere for quite some time. 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.