

**77 Powell Street, Grafton, NSW 2460**



**Sold House**

Friday, 10 November 2023

77 Powell Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

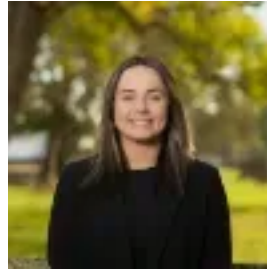
**Parkings: 2**

**Area: 538 m2**

**Type: House**



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**\$490,000**

Auction Details: Wednesday 6th December 5.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* 77 Powell Street, Grafton provides an opportunity to secure an affordable family home in the sought after Dovedale Location. This charming property is situated on an approximate 538m<sup>2</sup> corner block, offering an abundance of space both inside and out. New owners will be welcomed upon the fall of the hammer on the 6th of December. Regardless of your buying criteria, this is one not to miss. The home itself boasts three spacious bedrooms, all with built-in robes whilst a sunroom on this level has previously been used as a fourth bedroom. The large living room is connected to the open plan kitchen, dining space. Rich in character, the kitchen's design is both functional and visually appealing, with ample storage and substantial bench space. With internal stairs connecting the two levels of the house for seamless flow between spaces. The lower level offers a versatile space that includes a second bathroom and kitchenette. This area could serve as a self-contained living space, a private home office, a guest suite, or even a teenager's retreat. The possibilities are as vast as your imagination. Please refer to the floorplan provided for an understanding of the layout. Notable features include:

- 538m<sup>2</sup> block (approx.)
- 3 bedrooms
- 2 bathrooms
- Sunroom as an option for a fourth bedroom
- 3 x air conditioners
- Self-contained living space downstairs
- Recently painted throughout
- Polished hardwood flooring throughout
- Lock up garage and extra storage/workshop space

Whether you're a family, an investor seeking to expand your portfolio, a first-time buyer, or a family looking for space & quality this home is the perfect fit. We are selling on auction day, so please be prepared. Instructions are clear - we are selling. 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.