

**80 Arthur Street, Grafton, NSW 2460**



**Sold House**

Wednesday, 16 August 2023

80 Arthur Street, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 4236 m2**

**Type: House**



Terry Deefholts  
0413299176

**\$555,000**

\* Pest and building reports available upon request. Offered to the market for the first time in 38 years, here is an incomparable package. Our owners have committed elsewhere and our orders are to get it sold ASAP. This charming, late 1880's home is a rare find - especially on the large allotment. A true hidden pocket of tranquility right in the middle of town. Coupled with generations of bird life and a food forest, this 4,236sqm block boasts a well-established and much-loved garden. The trees on the property are a combination of those hand planted by the current owner and trees formed naturally from seedlings dropped by birds over the years. Situated on very fertile soil, over a dozen varieties of fruit and other vegetation have thrived here. Varieties include lychees, fig, citrus, jackfruit, macadamia, avocado, passionfruit, pecans, bangalore palms and the list goes on. This 1880's home is a unique federation, parliamentary style home design. Displaying the original 4-inch floor boards, stained glass entry windows and high ceilings, this property is like no other on the market. Structurally, the home is a combination of timber and fibre raised on brick piers throughout. Comprising four generously-sized bedrooms, there's room for the whole family here. The backyard is a kid's absolute dream, claiming your own pocket of trees, likeable to a rainforest. This is a complete package in immaculate condition with no immediate maintenance required as quality has long been a prerequisite for the owners of 38 years. The property has recently had all electrical wiring and plumbing upgraded, along with new roofing and guttering complete with gutter mesh and leaf catchers. A single car garage houses all your vehicle needs. The current owners have raised three children in idyllic surrounds in this private forest wonderland. The longevity of the stay speaks volume to the magic of this package. For more information or to declare your interest contact Melissa Dayes on 0467 000 447. Terry Deefholts Licence No. 20416801. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.