

82 Kent Street, Grafton, NSW 2460



House For Sale

Thursday, 11 January 2024

82 Kent Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Kylie Swift

\$460,000 - \$490,000

*A pest and building report will be made available to genuine purchasers*Driving into this Jacaranda lined street, you get a feel of the folk that reside nearby. It's a stretch of mainly owner-occupied homes, where people smile, wave, and children can ride their bikes without too much traffic. It is with a heavy heart that our current owner is selling, as she has loved her many decades in Kent Street. It is just time to move closer to family. The property consists of just under 700m² of reasonably level land, having a 15.5m frontage with depth of 45m (approx.). The fencing is in great condition and there is a substantial backyard ready for your own pursuits. Pre-market inspections suggested shedding (STCA) and as you can see by the photos, there is already an internal yard that was once used for the above ground pool. This yard could be used for a new pool, children, the pets or even the veggie gardens - or simply remove. Its your canvas to paint. The home is mixed construction with hardwood bones. One of the first things you will notice when under the house are the gorgeous floorboards above-head that lay protected under the carpet upstairs. Hardwood, brick, and a clad façade will keep maintenance at bay for many years. Downstairs you have remote access to the drive-through garage, a workshop, and a little alfresco area out back. Three access points to the lower-level rumpus room, open options. This spacious area can be used as a second living area, bar room, a home office or it can be separated to make a 4th bedroom or flatette style accommodation if required. This area has nice airflow, its light and bright, and cools down quickly with the air conditioner. Internal stairs join the levels. Upstairs shares similar conditions, with a full-length patio with access from both the living room and master bedroom. It is super cosy here. The kitchen is ergonomic with a great sized pantry. The dining room generous. The bathroom is fully equipped. There are three bedrooms with the master boasting a built-in robe PLUS a great sized laundry, mud room and loo towards the rear of the home. Two air conditioners and multiple fans service this level. This home is move-in ready, perfect for the first home buyer, investor, or even a couple moving from out of town. We estimate the property would lease for approximately \$460 per week in the current rental climate. Contact Kylie Swift of Virtue Property on 0488 161 621 to book your inspection.**DISCLAIMER:**Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.