

**8A Knotts Close, Grafton, NSW 2460**



**Sold House**

Friday, 29 September 2023

8A Knotts Close, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 582 m2**

**Type: House**



Jake Kroehnert  
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**\$430,000**

Buyers Guide \$365,000 Auction Details: Thursday 26th October 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* A rare opportunity presents itself with this low set, low maintenance, brick home in a highly regarded cul-de-sac. Whether you're a first home buyer, investor or downsizer, you must not miss this auction. A relocation from our seller means this property must be sold. See you at auction! The low set brick and tile home is in outstanding condition, situated on an approximate 582m<sup>2</sup> block. Upon entering the home, you are welcomed into a large, light-filled hallway that leads to the open plan kitchen/dining/living space that is serviced by a reverse cycle air-conditioner. All 3 bedrooms are generous in size, with built-ins and the master features an ensuite. Please refer to the floor-plan provided for an understanding of the layout. Notable features include:- 582m<sup>2</sup> block (approx.)- 3 bedrooms- 2 bathrooms- Single lock up garage- Air-conditioning- Colorbond fencing- 2.5kw solar system- Rental appraisal \$420 per week Quality, location and affordability is a package that most buyers look for but rarely find in today's market. Please do not miss your chance here as we will be welcoming new owners on the 26th of October. Contact Jake Kroehnert 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.