

9/213-217 Prince Street, Grafton, NSW 2460



Unit For Sale

Friday, 24 May 2024

9/213-217 Prince Street, Grafton, NSW 2460

Bedrooms: 1

Bathrooms: 1

Area: 45 m2

Type: Unit



Jody Culling



Emily Brighton
0256431008

\$179,000

Unit 9 of 213-217 Price Street presents the investor or first-time buyer with an affordable base for a simplistic lifestyle. This well-presented unit offers a low-maintenance investment. The one bedroom, light filled apartment benefits from a neat kitchenette area with room for a fridge and pantry space adjacent to the kitchenette, the practical all-in-one bathroom is complete with shower, vanity and toilet, with a linen press on the external wall of the bathroom. The living room looks over the bustling streets of Grafton and is serviced by reverse-cycle air conditioning. The convenience of on-site parking is offered with parking space on the title. Unit 9 has a lease in place with a reliable tenant until August 2024, returning \$280 weekly. The complex is situated within walking distance of Grafton's CBD - with easy access to local shopping centres, restaurants, laundromat, public transport and schools. Tenancy is in lease until August 2024, with current tenant happy to stay in place Current rental return: Approximately \$14,560 per annum Strata Fees: Approximately \$4,071.44 per annum Council Rates: Approximately \$2,212 per annum Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.