

# 9 Tiara Close, Grafton, NSW 2460

## House For Sale

Wednesday, 17 January 2024

9 Tiara Close, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 533 m2**

**Type: House**



Benny Holder  
0491616380



Candy Boulton  
0421914493

**\$650,000 - \$670,000**

Nestled in a quiet cul-de-sac just a short stroll from schools and a brief drive to Grafton CBD, stands this low-set and low maintenance Perry home, just 6 years young. Upon entry, a recently painted interior welcomes you, along with being met by the air conditioned living/dining room that leads into the kitchen. The residence boasts three bedrooms, all equipped with built-in robes, and a master suite featuring a fully equipped ensuite bathroom. The property, situated on an approximately 533m<sup>2</sup> block and requires minimal maintenance for both the home and the neatly tucked-away yard, the stylish pergola is an ideal spot to recline, unwind & relax. The double car garage is accessible from the street with internal access to the kitchen, while a garden shed in the backyard offers additional storage. Enhancing its appeal, a 5.7kw solar system is included, presenting a compelling package. The peace and privacy of Tiara Close make this property equally attractive to investors and downsizers. For further details or to schedule a viewing, kindly reach out to Benny Holder on 0491 616 380. Note for investors: The Elders team has appraised the property for rent at \$550.00 - \$570.00 per week. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578

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