

**94 Hoof Street, Grafton, NSW 2460**



**Sold House**

Wednesday, 31 January 2024

94 Hoof Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 959 m2**

**Type: House**



Dave Dart

0427440808

**\$617,000**

**\*Building & Pest Inspection Reports Available Upon Request\*** Located in the Dovedale area this grand two-storey brick and tile home promises room for the whole family to enjoy whilst maintaining a cosy and homely feeling. Our sellers have committed elsewhere and require a quick sale, be sure to make your interest known early so you do not miss out. The home itself offers a practical and spacious floorplan starting downstairs with a double lock garage, workshop/storage, office, second bathroom and laundry as well as a large rumpus room. This versatile area could be used not only for extra living but as a work from home space or guest accommodation depending on the new owners' requirements. Internal stairs lead to the upper level of the home. Here you will find three bedrooms, each fitted with built-in wardrobes and ceiling fans. The main bathroom offering a spacious layout and featuring a large spa bath. The kitchen has plenty of bench and cupboard space along with a breakfast bar for casual dining. The white cupboards and timber benchtops make the room feel bright and warm. It flows seamlessly into the living and dining rooms, creating an inviting area for the family to enjoy. Solar hot water and a small solar system are just another attractive feature of this home. Outdoor living is well catered for with an abundance of space for entertaining and lush yard for kids to enjoy. Whether it's hosting a summer barbecue or enjoying a morning coffee, the back deck and long balcony provides the perfect spot. This property is the perfect blend of space and versatility, ideal for anyone seeking a family home that ticks all the boxes. This is a property not to be missed, please be sure to contact Dave from Ray White on 0427 440 808 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.