

95 Clarence Street, Grafton, NSW 2460



Sold House

Friday, 27 October 2023

95 Clarence Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 612 m2

Type: House



Dave Dart

0427440808

\$500,000

Auction Details: Wednesday 22nd November 2023 - 6:00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Located in Dovedale, 95 Clarence Street is a renovated family home with many desirable features. This being the case, we expect to have a lot of buyers interested as the home does lend itself to first home buyers, small families and investors. Please do not miss this opportunity, declare your interest early and be present at our auction to ensure you do not miss out. The home itself has been freshly painted both inside and out and new carpet has been laid in the bedrooms. Two of the three bedrooms have built-in wardrobes and all three have ceiling fans and air conditioning. The open plan living, dining and kitchen is a large space offering a woodfire place, ceiling fans and air-conditioning to keep the home comfortable. The kitchen offers ample bench space, a dishwasher and a large walk-in pantry. The family bathroom is spacious and has been tastefully renovated with a freestanding bath and large shower. A second toilet, study, polished timber floorboards, fitted blinds & shutters and a small seven panel solar system complete the home. The downstairs area is open and offers plenty of storage space along with a single lockup garage. The backyard is fully fenced and showcases a large, covered entertaining area complete with fans and lights. This is perfect the space for entertaining or relaxing all year around. Our property management team have rent appraised this property at \$500 - \$550 per week in the current market. To most buyers, the idea of simply unpacking and relaxing in an already renovated home is very appealing, do not miss this auction as a sale here is inevitable. To ensure you do not miss out on this property, 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.