

97 Bacon Street, Grafton, NSW 2460



Sold House

Friday, 1 March 2024

97 Bacon Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 698 m2

Type: House



Jake Kroehnert

0411321920

\$650,000

Building & Pest Inspection Reports Available Upon RequestIntroducing 97 Bacon Street, a remarkable opportunity nestled in the heart of Grafton's CBD. This property stands as an outstanding investment, boasting a unique blend of residential charm and commercial potential. Boasting both a strong return from the dwelling and storage sheds, this is a property that very rarely presents itself in today's market. Inspect early and offer strong. The residence features three generously sized bedrooms, two of which are complemented by private ensuites, ensuring comfort and convenience for all occupants. A third bathroom, which doubles as a laundry, caters to the practical needs. The heart of the home is graced by a seamlessly integrated open plan area that combines the kitchen, dining, and living spaces into one expansive space. Designed for the modern lifestyle, each bedroom and the living room are equipped with their own air conditioners, guaranteeing a comfortable climate all year round. Please refer to the floorplan provided for an understanding of the layout. Below, the property offers ample storage space and car accommodation, maximizing the usability of the entire home. A significant feature of this investment is the inclusion of 8 storage sheds, providing an exceptional source of additional income. Accessibility is a breeze with wide backyard access down the left-hand side of the property. This property not only serves as a comfortable residential dwelling but also shines as a lucrative investment with an outstanding rental return. Currently, the combined income from the dwelling and storage shed rent totals an impressive \$968.50. A current rental appraisal has been conducted on the residence and the storage sheds allowing the possibility of up to \$1,030 total return per week. Notable features include:- 698m² block (approx.)- Located in the CBD- ROI guide available upon request- 3 bedrooms- 3 bathrooms- 4 x air conditioners - 8 x storage sheds- Combined return of \$968.50 per week - Combined rental appraisal of \$1,030 per week 97 Bacon Street is a rare find, and with its excellent location, modern amenities, and strong rental yield, it represents a once-in-a-lifetime investment opportunity. Contact Jake Kroehnert & Tayla Lavender 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.