

99A Armidale Street, South Grafton, NSW 2460



House For Sale

Wednesday, 24 April 2024

99A Armidale Street, South Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 575 m2

Type: House



Dave Dart

0427440808

AUCTION

Auction Details: Wednesday 22nd May 2024 - 6:00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Located on the flood free South Grafton hill this low-set home is an exceptional opportunity, one that is not to be missed! This property is set to sell under the hammer and given its suitability to many buyer types, will very likely see a result at Auction. A hard wearing brick exterior encases a neat and spacious home in great condition. The floorplan consists of three bedrooms; all with built-ins and two with ceiling fans. The bathroom has been tastefully renovated and a large rumpus room provides a versatile space for either a second living room or an entertaining area. With windows all around, this room is filled with light creating an indoor/outdoor feeling. The kitchen offers a neutral colour palette with arched display shelves and ample bench space. Adjacent to the kitchen, the dining room overlooks the sunken lounge room providing an open plan and a great family area. Outside, the backyard features a covered patio, multiple garden beds and a small, manicured lawn. The most has been made of the corner block with a single car garage providing lock up car storage to the front and additional fenced car spaces to the side of the house. Rent appraised at \$450 per week in the current market, this property has the potential to also make a great investment. This neat as a pin home is a great opportunity for not only first home buyers, but also small families, downsizers and investors. Don't miss out, contact Dave Dart on 0427 440 808 to book an inspection or to register for our auction. 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.