

9B Knotts Close, Grafton, NSW 2460

Unit For Sale

Wednesday, 21 February 2024

9B Knotts Close, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 110 m2

Type: Unit



Benny Holder
0491616380



Candy Boulton
0421914493

\$440,000 - \$460,000

Nestled within a highly regarded cul-de-sac of Grafton, 9B Knotts Close offers an exceptional opportunity for those seeking a harmonious blend of quality, location, and affordability in today's competitive real estate market. This charming low set brick unit boasts three spacious bedrooms, each complemented by built-in wardrobes, providing ample storage space for occupants. The open plan living area seamlessly integrates the living, dining, and kitchen spaces, creating a bright and inviting atmosphere ideal for both relaxation and entertaining. Throughout the home, ceiling fans ensure comfort year-round, supplemented by air conditioning for warmer days. The bathroom features both a separate shower and bath, providing convenience. Additionally, a separate toilet enhances privacy and convenience for residents and guests alike. Positioned on approximately 465m², this low maintenance yard offers a tranquil outdoor retreat, and the perfect balance between functionality and ease of living. Completed by a single garage providing secure parking. 9B Knotts Close presents an opportunity not to be missed for those seeking a comfortable and convenient lifestyle in the heart of Grafton. Whether you're a first-time buyer, downsizer, or investor, this property embodies the essence of quality living without compromising on affordability. The property has long term tenants in place and is currently receiving a rental return of \$400.00 per week. For more information or to declare your interest contact Team Benny on 0491 616 380. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578 **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters