

108 Hoof Street, Grafton, NSW 2460



House For Sale

Wednesday, 10 July 2024

108 Hoof Street, Grafton, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 563 m2

Type: House



Jake Kroehnert
0411321920



Tayla Lavender
0422260192

AUCTION

Auction Details: Wednesday 31st of July 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Welcome to 108 Hoof Street, a family home nestled on a generous 563m² (approx.) block in the heart of Grafton. This home is perfectly designed to cater to both comfort and functionality, making it an ideal choice for families looking for a spacious home and will be selling at auction on the 31st of July. With our sellers having an offer accepted elsewhere, we are on the market to sell to pursue their next purchase. Please don't hesitate, as your chance may be missed! The upstairs area is thoughtfully laid out, boasting a formal living space that gracefully flows into an open plan dining and kitchen area. This main living space opens onto a charming outdoor, perfect for entertaining or enjoying quiet mornings. There are three bedrooms upstairs, two of which include built-in wardrobes for added convenience. The main bathroom is complete with a spa bath. For added comfort, two bedrooms and the living room are equipped with air conditioners. Downstairs, the property offers versatility and options. A large rumpus room provides an excellent space that could serve as a teenage retreat and is serviced by an air conditioner, a home office, or potentially a dual occupancy setup (STCA). Additionally, there is a fourth bedroom and a second living area, enhancing the living options this home provides. A second bathroom combined with a laundry area adds convenience and functionality to the lower level. Please refer to the floorplan, 3D tour and video provided for an understanding of the layout. The property features an in-ground swimming pool that promises endless fun and relaxation for the whole family. Storage is no issue with a single lock-up garage and an additional shed, perfect for keeping tools and outdoor equipment organized. Notable features include:- 563m² block of land (approx.)- 4 bedrooms- 2 bathrooms- Multiple living spaces- 4 x air conditioners- In ground swimming pool- Single garage and additional garden shed- Rental appraisal \$440 - \$460 per week With its array of features and prime location, 108 Hoof Street represents a fantastic opportunity for families seeking a permanent residence that ticks all the boxes. Don't miss your chance to make this house your new home. Contact The Jake Kroehnert Team 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.