

164 Mary Street, Grafton, NSW, 2460



House For Sale

Wednesday, 7 August 2024

164 Mary Street, Grafton, NSW, 2460

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Jake Kroehnert

0411321920

SELLING UNDER THE HAMMER - DON'T MISS

Auction Details:

Wednesday 28th of August 6.00pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Selling at auction on the 28th of August, 164 Mary Street offers a wonderful opportunity for families seeking a spacious and comfortable home. Situated on a generous 675m² (approx.) block, this property is ideal for those looking to enjoy substantial living spaces both indoors and out, perfectly suited to a growing family's needs. With circumstances requiring a sale, this is an auction you don't want to miss.

The position in one of Grafton's most highly regarded streets is one of many points that set this property aside from others. The home has been tightly held by the current owners since it was built, and is in fantastic condition as is. However, those looking to purchase to add value with simple and easy renovations will also be right at home here.

The property features a well-designed layout that maximises living spaces, seamlessly connecting the living area to the dining room, which then extends to a warm, inviting timber kitchen. This open-plan design fosters a welcoming environment for both everyday living and entertaining. Accommodation includes three well-proportioned bedrooms, with the upstairs area hosting a spacious rumpus room equipped with built-in robes. This versatile space is perfect as a fourth bedroom, a retreat for teenagers, or guest accommodation, adding flexibility to the home's layout. The bathroom is modern and is complemented by a separate toilet. Please refer to the floorplan and 3D tour provided for an understanding of the layout.

Outside, the property does not fail to impress with its expansive backyard, accessible via side access, providing a plethora of possibilities for outdoor activities and gardening. An undercover area presents an excellent spot for entertaining and relaxation, regardless of the weather. Additional luxuries include a single lock-up garage located at the rear of the property and a modern solar system.

Notable features include:

- 675m² block of land (approx.)
- 4 bedrooms
- 1 bathroom
- 6 x air conditioners
- Solar system
- Single lock up garage
- Rental appraisal \$460 - \$480 per week

This well-maintained home has had only one owner, which is reflected in its pristine condition. It is now being offered for the first time at auction on the 28th of August, presenting a must-see buying opportunity for those looking to settle in a desirable part of Grafton. 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.