

**18 Tweed Street, Grafton, NSW 2460**



**House For Sale**

Wednesday, 19 June 2024

18 Tweed Street, Grafton, NSW 2460

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 663 m2**

**Type: House**



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## \$550,000 - \$600,000

Discover a unique opportunity in the heart of Westlawn at 18 Tweed Street, Grafton. Nestled in a quiet, family-oriented neighborhood, this versatile property offers a blend of comfort, convenience, and potential rental income. Situated on a generous 663m<sup>2</sup> corner block, the home enjoys ample privacy and space. Its prime location is close to children's parks, primary schools, and the PCYC, making it ideal for families. The gated side-access to the backyard is perfect for accommodating a caravan, boat, or even a large carport or entertainment area (STCA). A standout feature of this property is its self-contained dual living setup across two levels. This configuration offers flexibility for those seeking privacy and security from tenants or looking to share space with family and friends. The option to reintroduce a door at the base of the internal stairs enhances this versatility. The upper level, accessible via the front stairs and balcony, exudes warmth and comfort with air conditioning, wood fire heating, and fans throughout. The open living and dining area boasts polished timber floorboards, creating a stylish and inviting atmosphere. The ergonomic kitchen is conveniently located next to the generous dining space. This level offers three bedrooms of varying sizes, with one currently used as a large walk-in-robe. The light-filled bathroom is centrally located, with laundry provisions for added convenience. Backyard access is provided through the kitchen. The lower level, independently accessible via a private courtyard, offers two good-sized bedrooms, a shower and toilet, a kitchenette with washing machine, and internal access to the single garage. The courtyard is a perfect spot to relax, enjoy the company of others, or tend to your plants. With a total of five bedrooms, two kitchens, two bathrooms, and two living rooms, this property offers an excellent solution to the ever-increasing cost of living. Previously rented for \$620 per week, it also presents a solid investment opportunity. Don't miss out on this versatile and spacious home at 18 Tweed Street. Embrace the potential for dual living or enjoy the entire property with your family in a highly sought-after location. 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

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