

**225 Dobie St, Grafton, NSW, 2460**



**House For Sale**

Thursday, 1 August 2024

225 Dobie St, Grafton, NSW, 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Kylie Swift

## **PRICED FOR IMMEDIATE SALE!**

With clear instructions to sell in a timely matter due to other pursuits, we have jumped straight to action, and have priced this charming cottage for nothing less than a #swiftsale.

Here, our cottage is solid rock, with hardwood bones, polished timber floors, a recent internal paint and charm to boot. We have the original fireplace that would be perfect for the installation of a wood-fire heater. We have high ceilings, picture rails, downlights, a cute little kitchen, a practical bathroom PLUS, a sunroom to compliment the 2 bedrooms. Did we mention that the master bedroom has built-in-robos?

Not only do we have a charming interior we have a significant front porch perfect for the sun-filled mornings, a back deck for all the necessary gatherings, a garden shed, side access to the backyard, and the ability to have both front and back yards fully fenced for pets and children.

Our superpower here is LOW MAINTENANCE! We are perfect for the first home buyer not accustomed to loads of upkeep, the downsizer who wants to free up time, or the investor who wants a set-and-forget money generator. We have recently tested the rental market and can confirm an asking of \$440-\$450 per week has been well received.

Our sellers are fully committed to a sale. Declare your interest early to avoid disappointment by contacting Kylie Swift of Virtue Property on 0488 161 621. Yes, a pest and building report can be made available to genuinely interested buyers.

### **DISCLAIMER:**

Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.