

# 242 Pound Street, Grafton, NSW 2460

## House For Sale

Wednesday, 10 July 2024



242 Pound Street, Grafton, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 673 m2**

**Type: House**



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**\$460,000 - \$470,000**

Nestled just around the corner from Grafton's beloved See Park and an easy walk from the Village Green Hotel, 242 Pound St offers a blend of comfort and convenience in 3-bedroom layout. This charming home features two generously-sized main bedrooms and a cozy third bedroom/office, providing ample space for family or guests. Both front and back verandahs provide outdoor living space, the back verandah enjoys a northerly aspect which makes it perfect for morning coffee on these chillier winter mornings. Located within walking distance to the park and CBD, this property offers the perfect balance of tranquility and accessibility. The kitchen and laundry are the most recent renovations and still present as new. The bathroom is also modern and in good condition. The inclusion of a covered carport and a large block adds to the appeal, providing plenty of space for extra shedding, gardening, children, or pets. With no rear neighbours, you'll enjoy added privacy and peaceful surroundings. This cottage is an excellent option for owner-occupiers looking for proximity to Grafton's best features and also represents an attractive rental proposition for investors. Currently rentable for around \$450 per week. Additionally, it's worth noting that no known floods have ever reached near this property, offering peace of mind. Pest and building reports are available for interested buyers. The sellers are motivated and eager to make a deal, so be sure to submit your offers today!