

33 Armidale Street, South Grafton, NSW, 2460



House For Sale

Friday, 13 September 2024

33 Armidale Street, South Grafton, NSW, 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Jake Kroehnert
0411321920



Brooke Corbett

INVESTMENT POTENTIAL NEAR CBD

Auction Details:

Wednesday 9th of October 6.00pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Introducing an exceptional opportunity for investors, renovators, and developers alike at 33 Armidale Street, South Grafton. Do not miss your chance to view and envision the possibilities this property has to offer. With the proportions of the block and the dimensions of the home, this property is open and ready to every pocket of the market. Make no mistake - we are instructed to welcome new owners upon the fall of the hammer.

The existing home offers a generous footprint, allowing endless value to be added for those looking to build. Featuring three bedrooms, two bathrooms, and dual living areas, the layout accommodates family living while providing ample scope for creativity and improvement. Additional spaces such as a study, a kitchen, dining room, and an internal laundry complement the functional aspects of this residence. The fully fenced backyard ensures privacy and security, with a small outdoor undercover area. Please refer to the floorplan provided for an understanding of the layout.

The block itself spans over 1,000m². With its dual street frontage, vast building envelope and 100% flood free location, the development opportunities here are limited by only your creativity. Demand for low-set flood free housing, including units and townhouses, make this a no-brainer for those looking to build a portfolio. The block itself also gives scope for subdivision, extensions to the existing dwelling and additional shedding (STCA).

Situated within walking distance to local schools, shops, and sporting fields, it offers convenience at your doorstep, enhancing its appeal to a broad audience.

Notable features include:

- 1,037m² corner block (approx.)
- Development potential
- 3 bedrooms
- 2 bathrooms
- Multiple living spaces
- Single lock up garage

This property is set to sell at auction on the 9th of October. Whether you are looking to invest, renovate, or develop, 33 Armidale Street presents an unmissable opportunity in the heart of South 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.