

38 Tyson Street, South Grafton, NSW 2460



House For Sale

Thursday, 4 July 2024

38 Tyson Street, South Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 462 m2

Type: House



John Cameron
0409377181



Jake Kroehnert
0411321920

AUCTION

Auction Details: Wednesday 31st of July 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Nestled in a flood-free area of South Grafton, 38 Tyson Street presents an exceptional opportunity to acquire a fully renovated home. This remarkable property, spread over a 462m² (approx.) block, boasts a meticulously designed layout and is perfectly suited for families or investors seeking a move-in ready home in a desirable location. Clear instruction has been given - we are selling under the hammer. Please do not perceive this property to be out of your price range. This is an opportunity not to miss. The heart of this home is the spacious open-plan kitchen, dining, and living area, which has been thoughtfully designed to create a seamless flow. The kitchen features modern appliances, ample storage, and quality finishes, making it a joy for cooking and socializing. Accommodation includes three well-appointed bedrooms. The master bedroom is exceptionally generous in size and offers built-in robes and a private ensuite, creating a tranquil retreat. The remaining bedrooms are serviced by a main bathroom that includes a luxurious freestanding bathtub. Additional features of this pristine home include air conditioning in the main living area and two bedrooms, ensuring comfort throughout the seasons. The property also offers practical spaces such as a study, a laundry room at the back of the home, and ample storage solutions with a single lock-up garage underneath the house and additional lock-up storage in the fully fenced backyard. Please refer to the floor plan provided for an understanding of the layout. This home is not only about comfort but also convenience, being situated close to local schools, shops, and amenities, making it an ideal location for families. Notable features include: - 462m² block (approx.) - 3 bedrooms + a study - 2 bathrooms - Single lock up garage + garden shed - 3 x air conditioners - Rental appraisal \$470 - \$500 per week 38 Tyson Street is being offered at auction on the 31st of July, presenting a rare chance to purchase a beautifully renovated, flood-free property at an affordable price. Don't miss out on the opportunity to make this your new home or a valuable addition to your investment portfolio. Contact John Cameron & The Jake Kroehnert Team 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.