

**392 Bent Street, South Grafton, NSW 2460**



**House For Sale**

Thursday, 4 July 2024

392 Bent Street, South Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Dave Dart

0427440808

**\$740,000**

\*Building & Pest Inspection Reports Available Upon Request\* Sitting on a spacious 800m<sup>2</sup> block in a highly sought, flood free location, this solid brick home offers space, versatility and a beautiful outlook across the hills beyond South Grafton. With no rear neighbours and privacy created from established gardens and trees a sense of space and seclusion is created whilst being conveniently locating in town right near South Grafton Golf Course. The home itself is warm and inviting with polished timber floors throughout the living areas and large, light filled, open layout. The kitchen showcases unique timber cabinetry with ample storage overlooking the living and dining area. Three bedrooms upstairs have new carpet, ceilings and wardrobes with the master featuring its own ensuite and sliding door out to the back deck. A family bathroom, linen cupboard and air-conditioning complete the main level of the home. Internal stairs take you down into a large rumpus room/second living area with glass doors opening into the backyard. The fourth bedroom, laundry and third bathroom are also accommodated on this level. Sliding doors off the living area draws you outside and onto a spacious and covered back deck, the perfect space to enjoy the evening sunset or watch the kids splash in the pool below. The pool area is tranquil space with room for a sitting area and a rock water-feature trickling into the pool. Side vehicle access makes the backyard easily accessible. A large storage room under the house provides ample lockable storage which can also be accessed internally. Make sure you do not miss this auction on 31st July as we will be welcoming new owners at the fall of the hammer, contact Dave Dart on 0427 440 808 to find out more or to declare your interest. 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.