

**7/189 Bent Street, South Grafton, NSW, 2460**



**House For Sale**

Friday, 27 September 2024

7/189 Bent Street, South Grafton, NSW, 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jake Kroehnert  
0411321920



Brooke Corbett

## ESTATE TO BE FINALISED

### Auction Details:

Wednesday 23rd of October 6.00pm

Grafton District Services Club

\*Building & Pest Inspection Reports Available Upon Request\*

Nestled in a quaint complex in South Grafton sits this low-set brick unit at 7/189 Bent Street, South Grafton. Ideal for those stepping into the housing market or seeking a savvy investment, this low-maintenance home ensures a hassle-free lifestyle. The property is set to be auctioned on the 23rd of October, promising a wonderful opportunity for its next owner. Flood free, affordable properties in South Grafton are few and far between. This is an auction not to miss.

Upon entering, you are greeted by a well-designed layout where the living room seamlessly transitions into the dining area and kitchen, creating an open and inviting atmosphere. The dining room is equipped with air conditioning, making it a comfortable hub for family gatherings. Adjacent to the dining area, an alfresco space provides a delightful outdoor extension to the home. This area overlooks a small, neatly fenced yard that is perfect for small pets and offers a private space for relaxation. The home features three generously sized bedrooms, each equipped with built-in wardrobes. The master suite is a particular highlight, complete with an ensuite bathroom. Additionally, the main bathroom is thoughtfully laid out with a bathtub and separate toilet, catering to both functionality and style. Please refer to the floor-plan provided for an understanding of the layout.

With its sturdy brick construction and low maintenance requirements, this property promises ease of living and durability. The location, free from the concerns of flooding, adds to the peace of mind this home provides. One stand out feature of this particular unit is its generous proportions, with a larger layout than many houses. Its position in the rear of the complex most certainly makes it viable to those looking for a house-sized unit on a budget.

### Notable features include:

- 3 bedrooms
- 2 bathrooms
- Double garage
- Air conditioning
- Alfresco area
- Courtyard
- Rental appraisal \$465 per week

This enticing property is set to be sold at auction on the 23rd of October. Don't miss the chance to own this impeccable home, ideal for those starting out or looking to invest in a steady property asset. 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.