

8 Course St, Grafton, NSW, 2460

House For Sale

Thursday, 19 September 2024



8 Course St, Grafton, NSW, 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jody Culling



Belinda Pickard
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Large block, ideal location and an abundance of opportunity

Situated on a generous 1,045m² allotment, in the highly sought-after family friendly Westlawn area of Grafton. 8 Course Street presents a fantastic opportunity for the investor, first time buyer or renovator.

An abundance of opportunity awaits you here, with a freshly painted interior, this home is move-in ready. The open plan design of the lounge/living area is accompanied by reverse cycle air conditioning and a cosy fireplace for year-round comfort. Leading out via French doors is the front balcony, which is the perfect spot to catch the evenings sunset.

The sunlit well-appointed kitchen offers electric stove and double oven, as well as an abundance of bench space plus pantry storage to the adjacent wall. The expansive footprint offers plenty of options for basic upgrades to modernise if desired.

There are three bedrooms offered in this home, each is complete with built-in robes and ceiling fans. Bedrooms two and three have exposed timber floors and it is evident hardwood floors run the length of the home, leaving you with the option to lift the existing carpet and vinyl and restore the timber floors.

The retro inspired bathroom is complete with shower over bath and vanity, with a separate toilet close by.

The expansive allotment offers ample room for a granny flat, large shed and inground pool (STCA). On ground level, you will find the laundry equipped with tub and shower. You could allow for side access to the backyard and utilise the expansive storage space for all your toys underneath the house. Locals admire the Westlawn area for its reputation of being a family friendly zone of Grafton. At 8 Course Street, you are located within walking distance to facilities such as the Grafton Racecourse, the Ten-Pin Bowling Alley, PCYC and both Westlawn Public School and St Marys Primary School.

Features Include:

- 1,045m² allotment
- Freshly painted internally
- Low-maintenance gardens
- Single lock-up garage
- Under house storage
- Fantastic location
- Estimated rental return of \$480 - \$490 per week

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.