

1 Hadfield, Koolkhan, NSW, 2460



Other For Sale

Friday, 13 September 2024

1 Hadfield, Koolkhan, NSW, 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Other



Jake Kroehnert
0411321920



Brooke Corbett

NEW AND READY - SELLING UNDER THE HAMMER

Auction Details:

Wednesday 9th of October 6.00pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Situated within a serene and recently established estate just 10 minutes from Grafton's CBD, 1 Hadfield Close offers a rare opportunity to acquire a modern and meticulously crafted home without the wait of building anew. Don't miss your chance here. New ownership is to be welcomed upon the fall of the hammer. Please don't perceive this property to be out of your reach. We are selling.

Constructed in 2022 by Coral Homes, this single-story brick residence sits proudly on a spacious 718m² (approx.) corner block, providing ample privacy and limited proximity to neighbours.

Upon entering, one is greeted by a tastefully arranged open plan layout that encompasses the kitchen, dining, and living areas, flowing seamlessly onto a covered verandah. The home features three well-appointed bedrooms; two equipped with built-in wardrobes, while the master suite offers a walk-in robe and an ensuite bathroom. Exceptional attention to detail is evident throughout, including a modern main bathroom that features a free-standing bathtub perfect for relaxation. The home is climate-controlled by three air conditioning units, ensuring comfort throughout the seasons. Please refer to the floor-plan provided for an understanding of the layout.

The property benefits from both town water and a supplementary water tank dedicated for toilet use, emphasizing sustainability. Additionally, energy efficiency is a priority with a 6.7kw solar system installed. Storage and vehicle accommodation are thoughtfully addressed with a double garage which includes internal access and a remote-controlled door as well as an additional colourbond garage with both roller and sliding doors, ideal for entertaining or as extra storage space.

Externally, the home does not fail to impress with a vast, fully fenced backyard, surrounded by Colourbond fencing. The large front yard enhances the home's curb appeal and provides easy car access to the backyard.

Notable features include:

- 718m² corner block (approx.)
- Built in 2022 (approx.)
- 3 bedrooms
- 2 bathrooms
- 3 x air conditioners
- 6.7kw solar system
- Water tank
- Double garage
- Colourbond garage
- Rental appraisal \$560 - \$580 per week

This property is set to be sold at auction on the 9th of October, presenting a unique opportunity for those seeking a blend of contemporary living, privacy, and convenience in the appealing locale of Koolkhan. Perfect for families or investors alike, this low-maintenance home is a true gem in the market. 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.