

1/44 Fry Street, Grafton, NSW 2460



Unit For Sale

Thursday, 4 July 2024

1/44 Fry Street, Grafton, NSW 2460

Bedrooms: 3

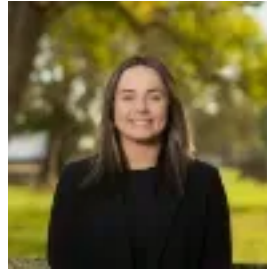
Bathrooms: 2

Parkings: 1

Type: Unit



Jake Kroehnert
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Tayla Lavender
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AUCTION

Auction Details: Wednesday 31st of July 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Located in the charming Dovedale neighbourhood of Grafton, a stone's throw from the serene river and CBD, this well-maintained brick and tile home presents an exceptional opportunity for investors, first-time homebuyers, or those looking to downsize. Properties in this price range are hard to secure in this location, and with such a wide range of the market catered for here we know interest will be vast. With our seller having commitments elsewhere, we are instructed to sell under the hammer. The residence is tastefully arranged over two floors. The upper level features a cosy and inviting living area that flows seamlessly into the dining and kitchen space that features plenty of storage and bench space. This level also hosts two generously sized bedrooms, each equipped with built-in wardrobes, serviced by a well-appointed fully equipped bathroom. A small balcony off the living area provides a quaint outdoor retreat to enjoy your morning coffee. Transitioning to the lower floor, the entryway leads to a versatile space that can serve as a third bedroom or an additional living area, based on the new owner's needs. This level also includes a convenient second bathroom that doubles as a laundry room and offers internal access to a single lock-up garage, ensuring security and ease of access. Please refer to the floor plan provided for an understanding of the layout. The front yard of the property offers potential for additional landscaping or fencing to create a more private and personalised outdoor space. Notable features include:- 385m² block of land (approx.)- Brick & tile construction- Close to River & CBD- 3 bedrooms- 2 bathrooms- Single garage- Rental appraisal \$430 - \$450 per week Whether you're starting out, scaling down, or investing, 1/44 Fry Street, Grafton ticks all the boxes. 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.