39 GRAFTON STREET, COPMANHURST, NSW, 2460









SOLD

DO THE SUMS. THIS IS AN OPPORTUNITY NOT TO BE MISSED.

Located in the quiet village of Copmanhurst, just a 30km scenic drive from Grafton. This home is right in the heart of town, walking distance to a daycare center, primary school, post office, and general store. It is literally 5 or 6 houses down the road from the Rest Point Hotel, the perfect spot for an afternoon beer or coffee, whilst breathing in that fresh country air.
This home features 3 bedrooms, basic design but new carpet and paint.
The internal colour scheme is fresh and modern. The verandah off the living area boasts wide , sprawling views over a big backyard and the beautiful countryside (even with the current drought-like conditions).
The home is situated at the top of a massive 1,315m2 block, there is so much potential here to increase the size of the existing house, add a second dwelling, shed, pool or granny flat STCA.

INVESTORS, PLEASE NOTE- We have a great long term tenant in the house , who takes pride in the house and would like to stay on if an investor purchased the house.
The rent is $270 per week.
On a sale price of say $215k that's an attractive return of 6.53% . Try and get that of a Bank.

Come and experience for yourself the lifestyle that is on offer here, peace and tranquillity may be the first thing to come to mind, imagine the history of the days when horse-drawn carriages lined the streets of this charming river hamlet.
Copmanhurst is accessible to many activities such as fishing, canoeing, and whitewater rafting.
Our owner is a property investor but their circumstances have changed creating the perfect opportunity for you to secure a beautiful home in the relaxing little village that is Copmanhurst.
What a great 1st home for someone also?
Nothing to do move straight in or keep it tenanted until the time is right .
Call Mark Killian 0427027372 @REALTY to arrange an inspection.

3 BED | 1 BATH | 0 CAR

PRICE:
$202,000

OPEN FOR INSPECTION:
N/A



Mark Killian
0427027372
killian@atrealty.com.au
Killian Property



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INT: 85 m²
EXT: 38 m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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