

# FOR SALE

5 CARRINGTON STREET, GRAFTON, NSW, 2460

5  | 2  | 1 



## RIVERSIDE, DECEASED ESTATE TO BE FINALISED...

PRICE: \$480,000 - \$520,000

OPEN FOR INSPECTION:  
N/A

Our instructions are clear, and that is discover the market level of this property and move to contract ASAP.

First, we will talk about the location – 5 Carrington Street is literally 3 houses from the Clarence River. Whilst you don't have river views here, you certainly enjoy the river kissed breezes, and morning walks are woven through the river access points and Fig Tree Avenue. With easy access to boat ramps or the new walkway over the bridge, its certainly an area that bolsters the 'feels'.

The allotment – It's not a massive block at 579m2 (approx.), however here we boast 2 street frontage with rear gates giving access to Carrington Lane. This opens to great opportunity for extra car accommodation, shedding (STCA) and the obvious access to the backyard. As the home is double story, there is still plenty of yard and entertainment space alongside the established gardens that create a private oasis. Staghorn ferns and native orchids and featured alongside the neighbors massive fruiting avocado tree that gives shade to the back lane.

The structure – This property appears to be as solid as rock. Brick and tile construction, hardwood timber frame, solid floorboards upstairs, concrete slab on the ground level.

Floor plan - Upstairs features 3 good sized bedrooms with BIR, fully equipped bathroom with separate toilet, laundry, light filled North facing living room, dining space and kitchen with fans and aircon. Downstairs screams potential with a large, tiled bedroom with air con, wood-fire heater (could be a bedroom. living room. rumpus or home office). the 5th bedroom with BIR. shower and


**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // [www.virtueproperty.com.au](http://www.virtueproperty.com.au)



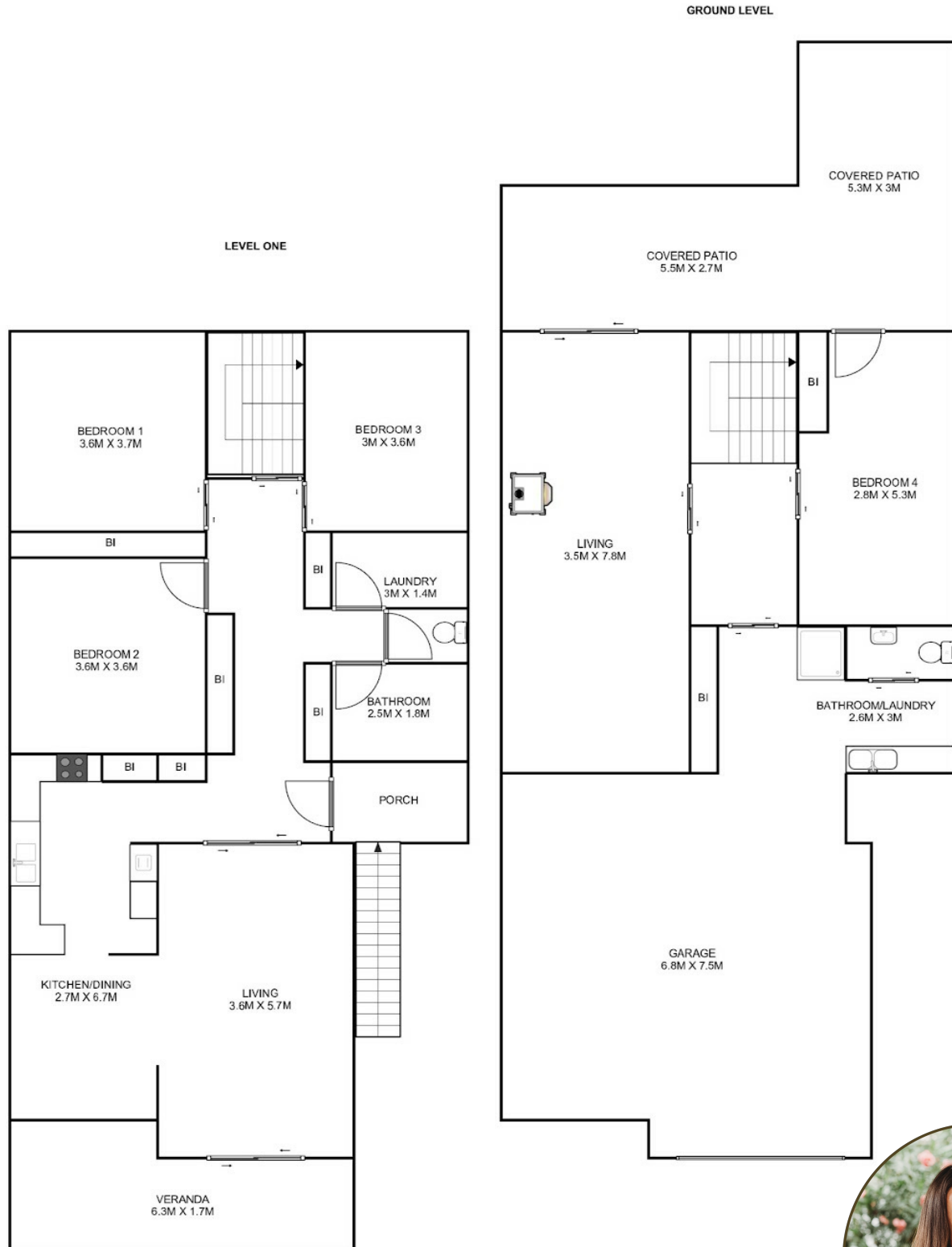
# FOR SALE

5 CARRINGTON STREET, GRAFTON, NSW, 2460

5  | 2  | 1 



## 5 Carrington Street



ALL MEASUREMENTS ARE APPROXIMATE

**Kylie Swift** // 0488 161 621

kylie@virtueproperty.com.au // [www.virtueproperty.com.au](http://www.virtueproperty.com.au)

