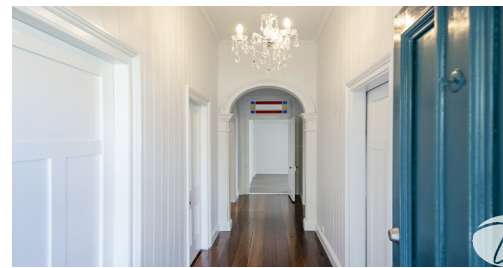


FOR SALE

112 CROWN STREET, GRAFTON, NSW, 2460

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19TH CENTURY FARMHOUSE TO FIND ITS NEW CUSTODIAN - OFFERS CLOSE 5PM SUNDAY 27TH MARCH

PRICE: \$590,000 - \$640,000

OPEN FOR INSPECTION:
N/A

Prior to the development of the area behind the hospital, 'farmhouse' took pride of place, high and dry, within its own acreage. Steeped in history, with a real 'out of town' feel, 112 Crown Street is one of Grafton's oldest homes and is estimated to be more than 120 years of age (there is no heritage listing).

The block is a fair residential size at 713m² (approx.) and in the last several years, the whole backyard has been transformed with the removal of the old original shed and a brand-new Clarence Valley shed being erected. Walls were insulated, lined, plastered and the power was upgraded with provisions for an air conditioner. Light fittings, fans, power points and even an aerial was added to service the TV. A lock up room has been fitted into the shed for the valuables and the carport off the shed had electric roller blinds installed to block out the western sun. There is still space for the vehicle if preferred and remote roller doors high enough for the 4WD. We will declare that the carport off the home needs repair or removal (suggested in a recent pest and building report). There is plenty of space at the front of the shed should you want to add a double carport (STCA).

This expansive home has had a new roof installed alongside a 4kw solar system. The original, wide, and very beautiful floorboards took their first professional polish around 5 years ago and given the age of the wood it was an extensive task. The ceilings are at least 10ft high, the hallway graced with an arch, most rooms are oversized and have just taken fresh paint. The bathroom was completely stripped back to the bearers 2 years ago and rebuilt - all work has been completed by professional tradespersons.

Kylie Swift // 0488 161 621

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INCLUDES

SHED 6.8M X 6.8M
CARPORT 4M X 3.2M
COVERED BBQ AREA 6.8M X 3M

ALL MEASUREMENTS ARE APPROXIMATE

