

# FOR SALE

24 MACPHERSON CRESCENT, GRAFTON, NSW, 2460

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## PRICED FOR IMMEDIATE SALE!

PRICE: \$465,000 - \$495,000

In a quiet street within walking distance to schools, pre-school, parks, sporting fields and PCYC is this property package ticking boxes for a multitude of today's buyers.

OPEN FOR INSPECTION:  
N/A

First and foremost, I'd like to acknowledge the facelift that has taken place over the last several weeks bringing this home up to an amazing standard – fresh paint, new fans, new shower and bathroom accessories, pressure cleaning, gardening, a full inside clean also – she is move-in ready!

The home boasts good-old hardwood timber bones and polished timber floorboards throughout the upper level. Three good sized bedrooms with BIR are light-filled and all surround the fully equipped bathroom with separate toilet (second loo downstairs).

The kitchen is nice and central alongside the living and dining area and the bonus rooms start right here, with an extra open-plan room overlooking the backyard, perfect for the large home office. Air conditioning, wood fire heating, blinds, security screens and sitting areas front and back make, this home feel safe and sound.

Who doesn't love a drive-through garage? Not only do we have great access to the backyard, but we also have a yard, large enough for every pursuit you could imagine (STCA) – Shedding, the pool & spa, orchards, gardens and/or a playground for the children – its here! The allotment comes in at approx. 885m2. With the house built close to the front boundary you basically have a whole extra block out back!




**Kylie Swift // 0488 161 621**

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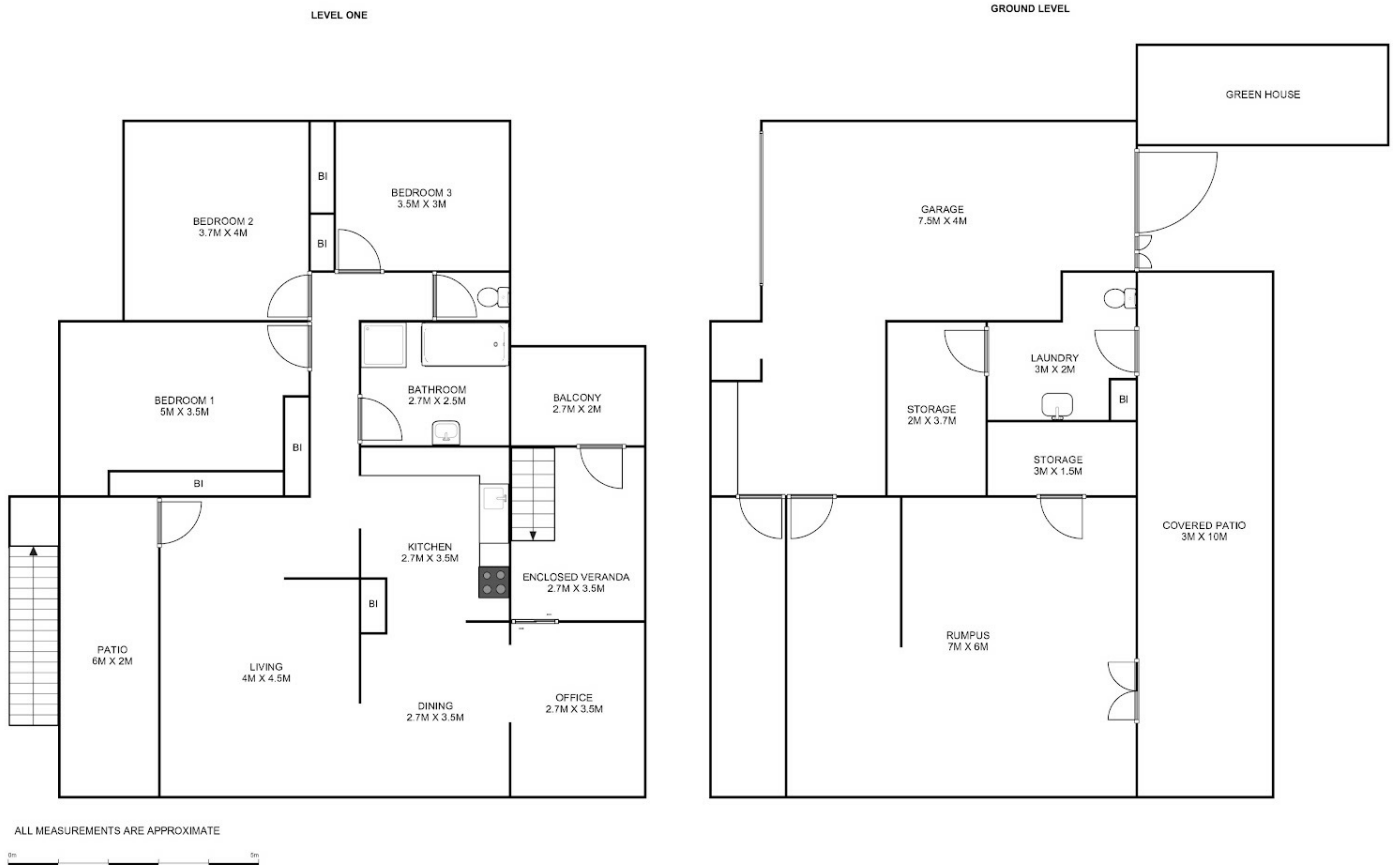
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