

FOR SALE

1/62 VILLIERS STREET, GRAFTON, NSW, 2460

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PRICED FOR IMMEDIATE SALE!

PRICE: \$589,000

It's a privilege to own in the CBD and to have convenience so close. We are so well positioned here, that 1/62 Villiers Street is literally 1-2 blocks away from the main shopping centre. The food court that offers Japanese and Mexican a short stroll and if you are heading out of town to work each day, the new bridge is even closer. Sporting fields and Aldi, again just a couple of blocks away, as are boutique shops like cafés and the florists.

Finalised in 2020 was this gorgeous Duplex built by GJ Gardner. It has been a very accommodating investment for the owners with great returns and wonderful tenants. The property has attracted all walks of life from families to fly-in-fly-out professionals who love, classy CBD. Our property is just coming to the end of a lease agreement at \$550 per week and we will be offered vacant possession.

The facade of the home offers dulcet tones and straight lines with a lean towards 'classic charm' that gives credit to Grafton's Federation homes. The brickwork rendered, and the clad a classic weatherboard style that adds to that feeling of 'home'. Dual access to the home be-it through the double remote garage to the ground level or traditionally through the wide wooden door. The mix of cool modern and wooden warmth is continued throughout the entire townhouse.

The timber staircase takes you up to the light filled, expansive, open plan living space. Undeniably there is a WOW factor here, and it's fit for family or even entertaining with the full-length deck extending from the living space. Timber floorboards, fans, air conditioning, blinds and tree-top views are stunning here. To further impress the galley style kitchen with breakfast bar. modern smea

OPEN FOR INSPECTION:
N/A

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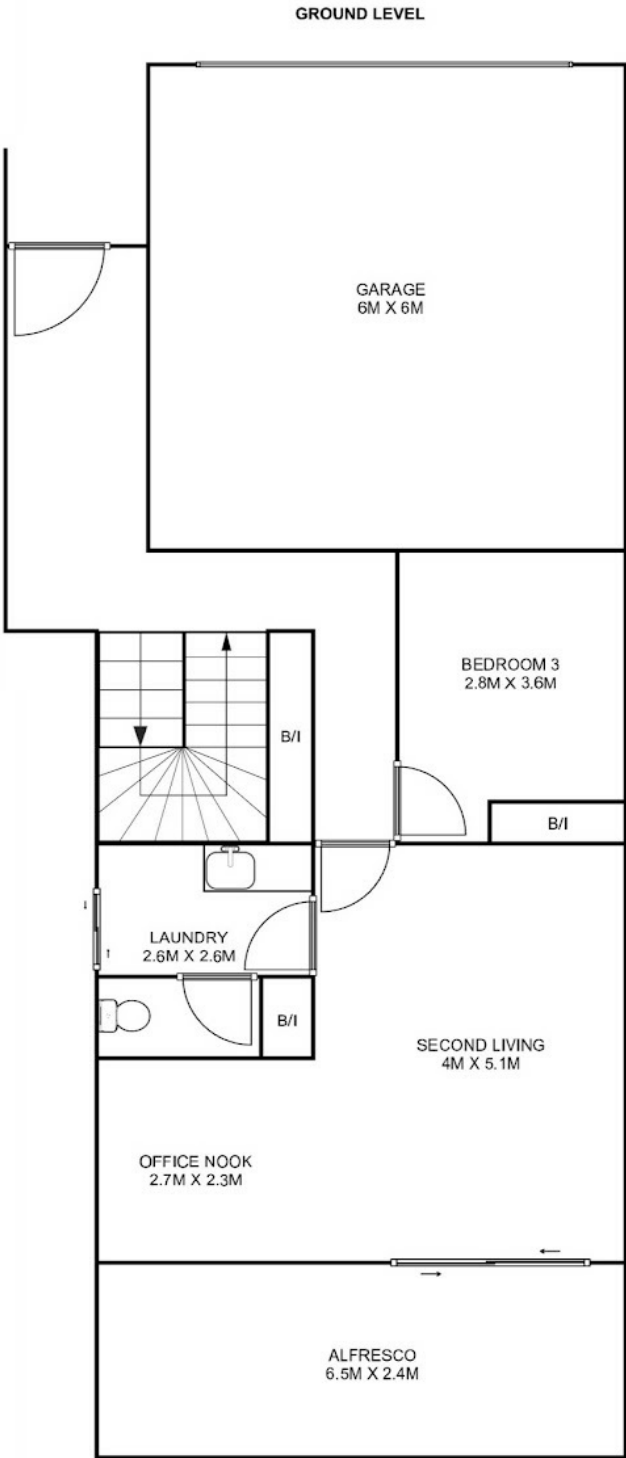
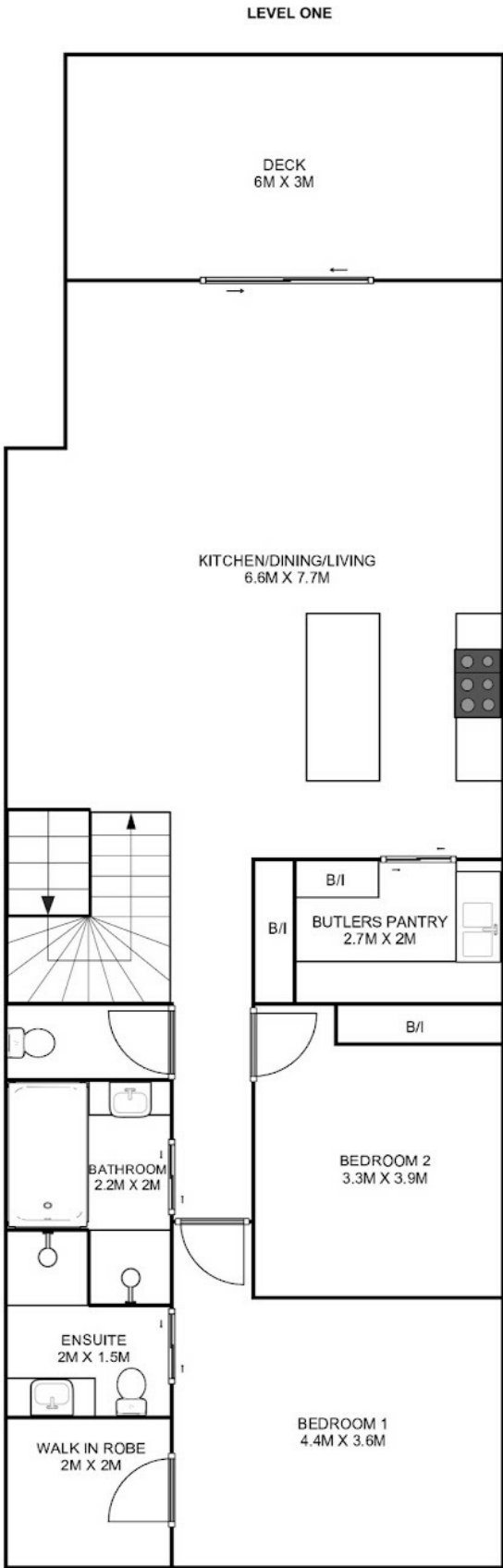
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ALL MEASUREMENTS ARE APPROXIMATE

