

FOR SALE

18 CHALLINOR STREET, GRAFTON, NSW, 2460

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ENTRY LEVEL BUYING ON THE NORTH SIDE OF THE BENDY BRIDGE!

PRICE: \$339,000

18 Challinor Street, Grafton offers entry level buying on the North side of the bendy bridge.

Here you have a great sized allotment with solid fencing and are positioned at the end of a quiet, family friendly street, with a vast rural outlook.

The elevated property offers the ability to utilise the lower level for the car and storage. Leave it open at the rear or fully enclosed to keep-safe your tools and belongings - it's completely up to you!

Upstairs, the humble abode offers a light filled interior. The eat-in kitchen is a fair size and gives access to the living room. Perhaps a renovator may want to open this space to have combined kitchen/dining/living.

Two bedrooms are offered here with French door access to the full-length sunroom. Often these sunrooms are used to create walk-in robes, the home office and/or nursery.

Two bathrooms service the two bedrooms, one being out in the laundry and one being central to the bedrooms. This works well when the tradie needs a wash-off prior to entering the house!

Investors - 'As is' the property is estimated to rent in the current market for \$350pw. With some minor cosmetic upgrades like paint and flooring you could expect approx \$380pw. With a more extensive renovation such as new kitchen, bathrooms and new clad exterior (colorbond clad would look really cool). similar two bedroom homes are being leased for \$400 - \$420pw.

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OPEN FOR INSPECTION:
N/A

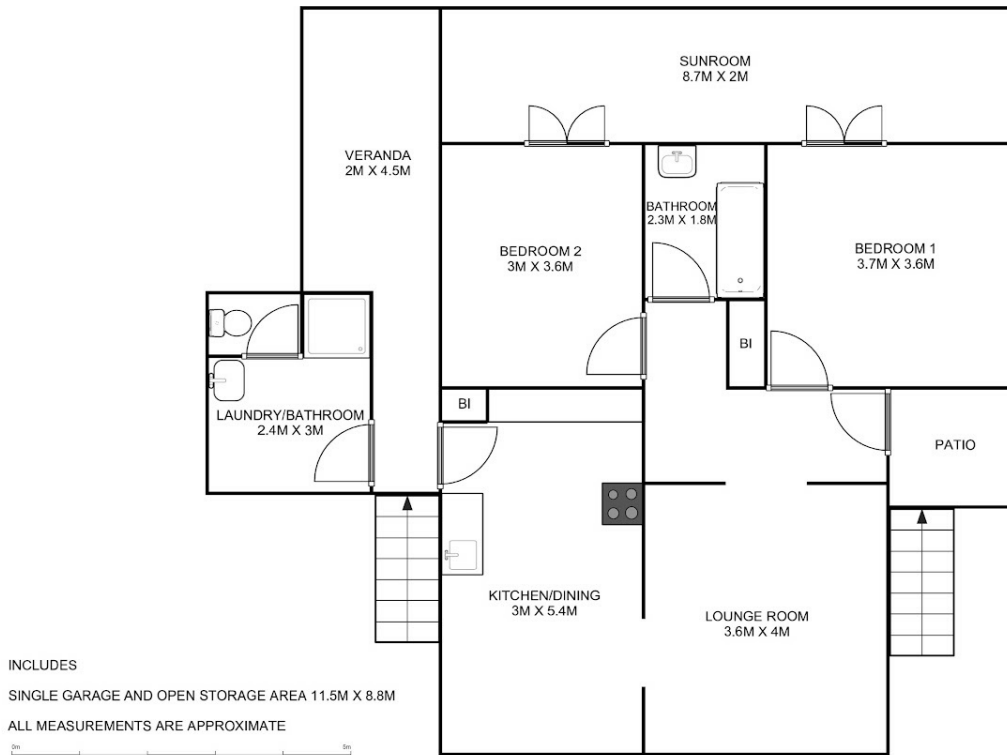
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