

FOR SALE

18 TWEED STREET, GRAFTON, NSW, 2460

5  | 2  | 1 



DUAL LIVING OPPORTUNITY – A GIFT IN THE MIDST OF A HOUSING SHORTAGE!

PRICE: \$500,000 - \$530,000

OPEN FOR INSPECTION:
N/A

Here you are tucked in a quiet part of Westlawn, close to a children's park, not too far from Primary schools and PCYC, with a family orientated demographic.

The block is approximately 663m², being a fair size with plenty of privacy and space due to the corner allotment placement. There is gated side-access to the backyard perfect for the caravan, boat or even a large carport/entertainment area (STCA).

The point of difference with this home is that it is self-contained on 2 levels. If you would like privacy and security from your tenant, you can re-introduce the door to the base of the internal stairs or if you are sharing space with family or friends you can keep access to each other open.

The upper level is entered via the front stairs onto the balcony. This level is warm and inviting with all the creature comforts such as air conditioning, wood fire heating and fans throughout. Its an open living and dining space on a platform of polished timber floorboards. The kitchen is ergonomic and convenient to the generous dining space. Three bedrooms are offered on this space of varying sizes, and one is currently expressed as a glorious, large, walk-in-robe, perfect if not all bedrooms on this level are required. The bathroom is light-filled and spacious central to the bedrooms with laundry provisions. Backyard access is through the kitchen.

The lower level can be independently accessed by your very own side gate into the private courtyard. This courtyard can be a place to enjoy the company of others, tinker with your plants or to enjoy your pet. The glass sliding doors open into your living room, and on the ground level there

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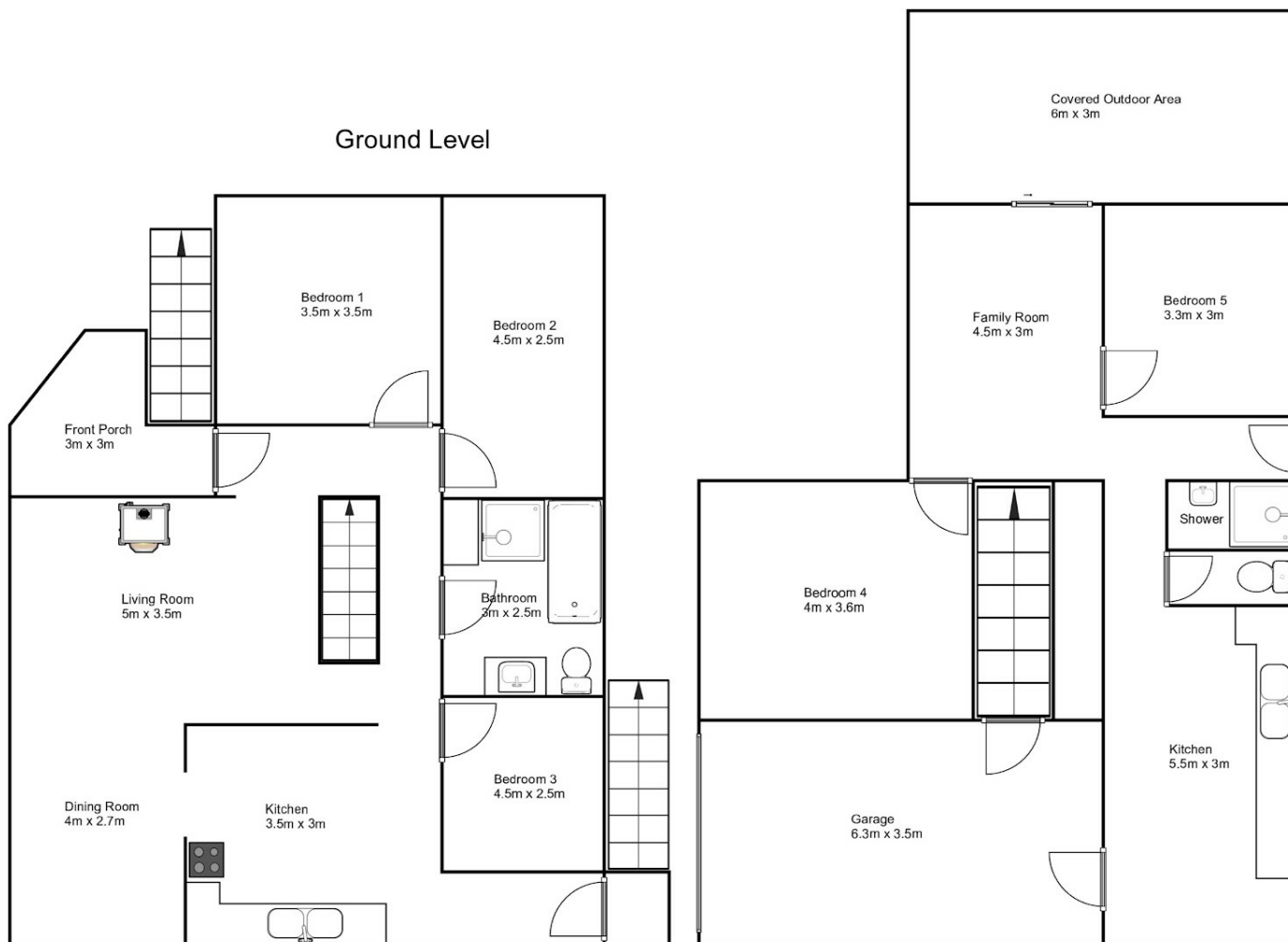
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First Level



Measurements are approximate



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