




# Sold

314 RYAN STREET, SOUTH GRAFTON, NSW, 2460

3  | 1  | 1 



## IT'S A GREAT ALL-ROUNDER!

PRICE: \$380,000

Location plays a significant role in how you enjoy your property and our owner-occupier sellers of close to 20 years have loved the aspect here at 314 Ryan Street, South Grafton.

OPEN FOR INSPECTION:  
N/A

I've heard the neighbours are great, however the lack of neighbours has been equally accommodating. Here you have rural views to one side and to the rear an expansive sports ground. Right at the entrance to 'out of town' and just one row from the Clarence River, your aspect is favourable.

Whilst recently selling a neighbouring property, the locals tell me that this is a flood-free part of town even before the levee wall was built. I always suggest you do your own research however this may explain the convenient, low-set construction of the homes on this stretch.

664m<sup>2</sup> (approx.) is the size of this allotment with side access to the lockable shed. The front row of tree's gives privacy to the home and out back you have your own little above ground plunge pool alongside the enclosure for the resident chooks and duck. Relaxing on the back deck would have you thinking that you were on a little farm.

Filtered light streams into the home on a bed of polished floorboards. Three bedrooms, a living room, and a renovated combined bathroom and laundry are all you need here. The ducted air conditioning is supported by the solar system that is perched on the near-new roof, whilst the eat-in kitchen was recently upgraded with a new stove.






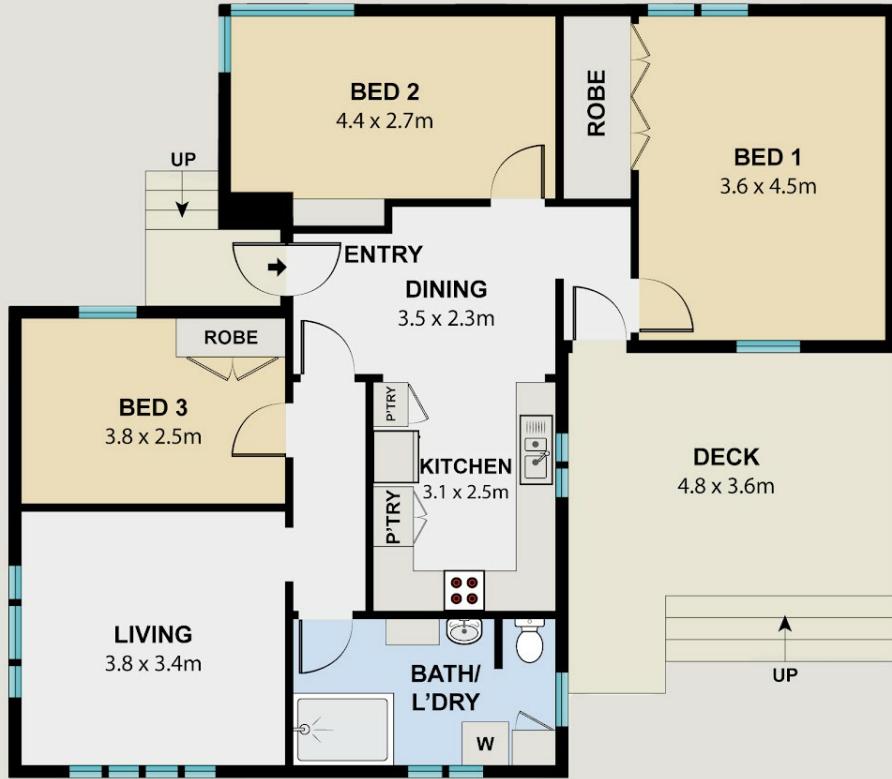
**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // www.virtueproperty.com.au

# Sold

314 RYAN STREET, SOUTH GRAFTON, NSW, 2460

3  | 1  | 1 



314 Ryan Street  
South Grafton NSW 2460

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // www.virtueproperty.com.au

