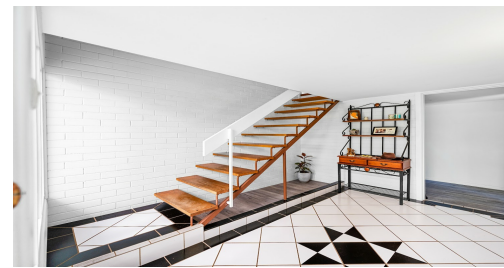


FOR SALE

12 BANKSIA STREET, GRAFTON, NSW, 2460

5  | 2  | 3 



SIMPLY PUT - WE HAVE MORE BANG FOR OUR BUCK!

PRICE: \$495,000 - \$540,000

OPEN FOR INSPECTION:
N/A

We've researched the most recent sales, existing listings, and priced competitively, for an immediate sale. Our sellers are ready to move into their new home and instructions couldn't be clearer – SELL!

Firstly, I would like to celebrate the position here. Banksia Street is one of those streets that attracts great people. Within stone's throw to St Marys and a 2 minute stroll to Westlawn Public, it's a family friendly location. This area really is a little hub of activity with a busy little coffee shop just around the corner alongside Big River Gym and PCYC also a block away.

Secondly, let's talk about the benefits:

1. A low maintenance block, where the most has been made of the 577m² (approx.) allotment. Here you have extensive and easy to navigate car parking with additional space for the boat, trailer and/or the caravan. When you're not going fishing you can relax in the above ground pool, entertain alongside, or even tinker in the workshop. The independent shed is an obvious advantage!

2. Upstairs is a fully self-contained 4-bedroom, 1-bathroom home with spacious living and balconies front and back. A little bonus here is that the bathroom has just taken a fresh face-lift with renewed wet-sealing, clean white tiles, new tap-wear and screen. The laundry is downstairs.

3. The ground level is fully self-contained with the exclusion of cooking facilities. Here you have a very generous bedroom, a massive living room, a shower/toilet combo off the laundry and privacy.


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GROUND FLOOR



FIRST FLOOR



12 Banksia Street
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.

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