

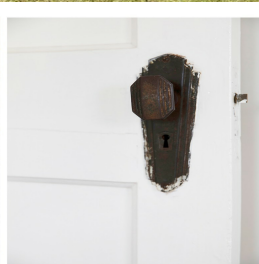


# FOR SALE

63 FRY STREET, GRAFTON, NSW, 2460

3  | 2  | 2 



## VENDORS INSTRUCT A SWIFT-SALE!

PRICE: \$350,000 - \$360,000

Those who live in Dovedale, love it!

OPEN FOR INSPECTION:  
N/A

Pinned in the perfect possie, here you are within a few blocks from the Clarence River, walks through fig-tree avenue and the Grafton Bridge, and the Grafton Shopping Centre just 5-6 blocks away. Here you have a life-style location where occupiers can literally stroll, ride, or drive with very little impact.

63 Fry Street is perfect for the first home buyer on a budget or the investor looking for a set-and-forget. Hardwood timber bones always add value in my opinion. This solid home offers a good-sized block with easy access to the backyard. The elevation of the home offers a blank canvas downstairs with options such as enclosing for additional rooms, an entertainment platform or the studio. The garage is a great storage solution.

The floorplan here, being like many original two-bedroom homes, has had modifications to make extra rooms. The original front veranda has been enclosed, now offering a bright white space for an office, boots, and bags. The eastern side has been walled off to make way for the third bedroom and towards the rear another room for either dining or a small second living room.

High ceilings, polished floorboards, the original fireplace and ornate cornices retain the essence of the home. Bedroom one and two are of generous size and the living room central and air conditioned. The kitchen whilst original, is certainly serviceable as are the bathrooms. Just fine for now. however ready for your own personal touches when you deem appropriate.



## Kylie Swift // 0488 161 621

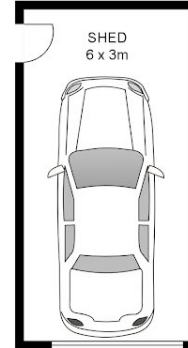
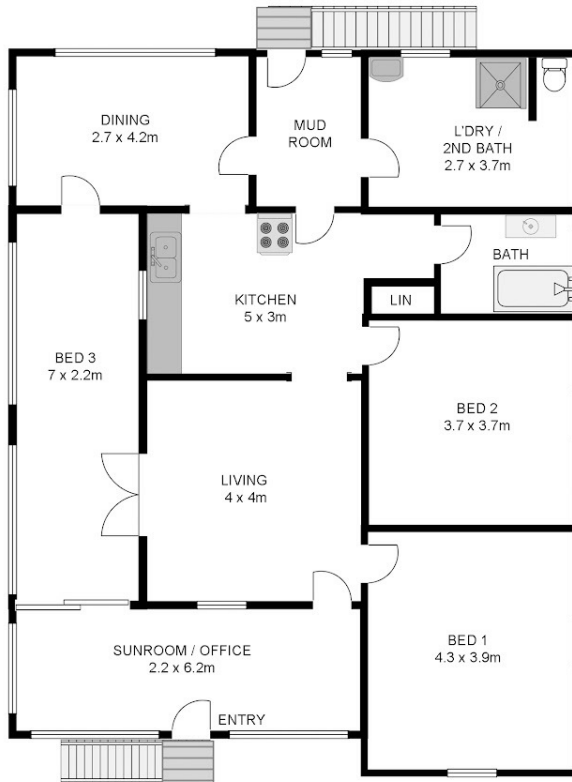
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63 Fry St Grafton

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

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