

Sold

122 DOBIE STREET, GRAFTON, NSW, 2460

8  | 3  | 4 



HISTORIC RETURN OF UP TO \$1400PW – RESIDENTIAL, COMMERCIAL & DUAL OCCUPANCY OPTIONS (STCA)

PRICE: \$730,000

OPEN FOR INSPECTION:
N/A

MASSIVE FAMILY HOME? WORKERS ACCOMMODATION? FAMILY DAYCARE? STUDENT DOCTORS? NDIS FUNDED COMPANIES? LARGE OFFICE SPACE + DUAL LIVING? - (STCA)

Back in 2005, a growing family's requirements was the catalyst for one of Grafton's most significant house extensions. The Humble 2-bedroom 1940's Californian Bungalow was raised, extended, and renovated to such an extent that council considered it a new build.

With Dobie Street frontage and extensive Duke Street access, the corner allotment of approx. 868m² appears so much larger. Being just one block from Prince Street, adjacent to the Grafton Showground and with an abundance of parking spaces, the property has recently leant itself to both commercial and residential pursuits.

Yes, here you can accommodate the brady bunch. You can use it purely for your own pursuits, or you can embark on the plethora of options available (STCA). Most recently, the main residence was leased to a commercial business with the flatette leased for residential pursuits. Due to the nature of most recent tenants' requirements, one of the three bathrooms was completely renovated to cater for clients with disabilities. Many commercial upgrades including OHS requirements have been recently adhered to.

Here are some fast facts:

Kylie Swift // 0488 161 621

Recent pest and building inspections have been conducted and the report is available.

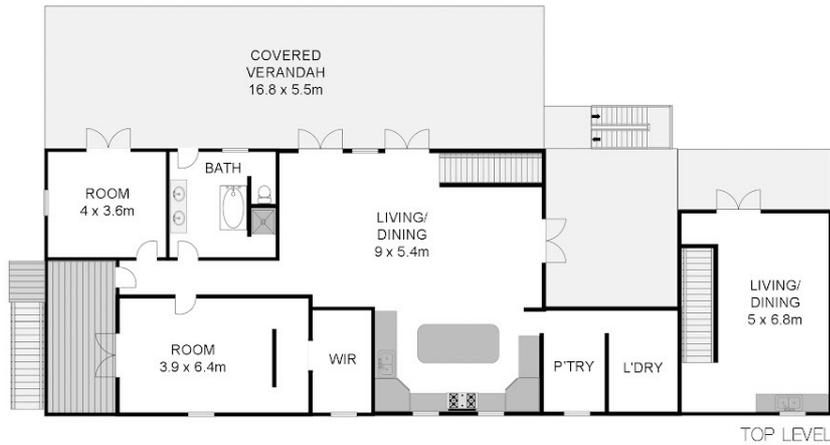
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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