

# Sold

3 CARRINGTON STREET, GRAFTON, NSW, 2460

3  | 1  | 1 



## SHE'S ALL CLASS...

You literally have 2 homes between you and the mighty Clarence River when residing at 3 Carrington Street, Grafton. It's 'cooler' in this part of town, not just because the river cools the breezes, but because life just feels better in this part of the world. Fig-tree Avenue, multiple river accesses and even bridge walks of an evening are all within a short distance.

Two street access is always an immediate value-add when investing. Here you have frontage to Carrington Street and gated access to Carrington Lane at the rear. The backyard is pet/child safe and the shed/studio is offered for multiple pursuits. Out-front we have a brand-new fence (gates ready to go on) and the carport perfect for the 4WD.

This lady has charm. She is so charming in-fact, that where possible, all her previous owners have enhanced her original features opposed to trying to make her what she is not. Rich polished hardwood timber floors, high ceilings, french doors, decorative cornices, ornament rails, the jazzed-up 50's style kitchen; she's as cool as the location!

The home offers an easy to navigate floorplan with 3 good sized bedrooms, living room, the kitchen, dining space and there are two extra rooms ready for personalisation. Off the main King-sized bedroom there is an office/robe/nursery space that could be converted to whatever you desire. I personally love the sun streaming in here however its large enough for an ensuite. Towards the backdoor is a space that could convert to a 4th single-bedroom or even an upstairs laundry. Its deceptively spacious.

PRICE:\$505,000

OPEN FOR INSPECTION:  
N/A

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3 Carrington 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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