

# FOR SALE

6 THOMAS STREET, SOUTH GRAFTON, NSW, 2460

3  | 1  | 1 



## PRICED FOR IMMEDIATE SALE!

PRICE: \$435,000 - \$465,000

We welcome you to do the research. We welcome you to find a property package, in this current market, with this amount of BANG FOR YOUR BUCK!

OPEN FOR INSPECTION:  
N/A

Firstly, we are FLOOD FREE in any season. We are a quiet street, we are close to schools, and we have a clean, clear level allotment, that is easy to care for at 539m2. We have quality fencing, are pet and child proof, have a great entertainment area out the back, a front porch, and the remote garage is the perfect MAN-SHED with its own wood fire heater.

Secondly, we are presented fully refurbished and walk-in ready for the first home buyer or downsizer. Equally as attractive to the investor with options to purchase fully furnished if required.

We offer 3 bedrooms, a fully equipped bathroom with the addition of a smaller bonus room near the laundry, ideal for the home office. We are freshly painted, are sun-filled with air conditioning, have built-in robes, fans, security screens, solar, solar hot water PLUS many more additional upgrades throughout.

Investors we would expect an estimated \$475-\$500pw rental return.

Downsizers will love the upgraded drive-way perfect for the caravan or motorhome. First home buyers will love the obvious value compared to homes in similar price ranges. The upkeep and presentation are testament to the sellers. Priced for immediate sale so don't hesitate!






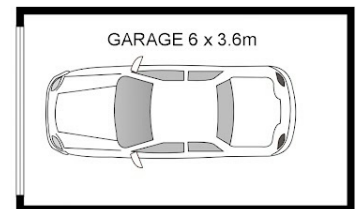
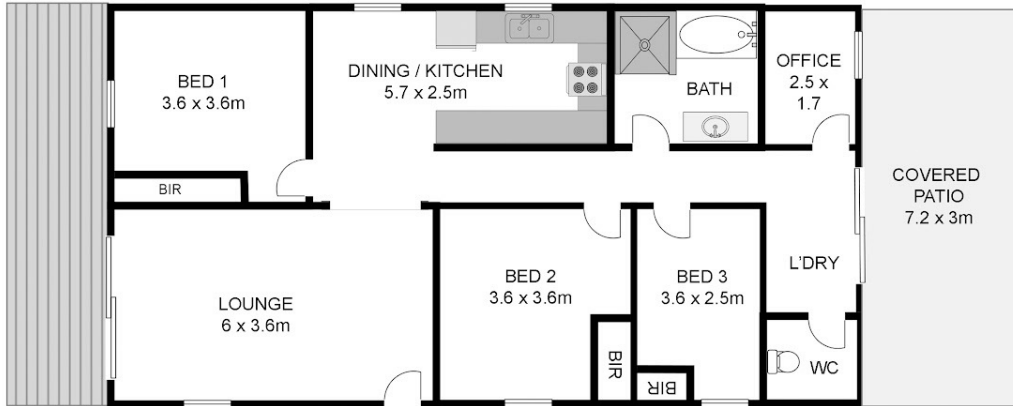
**Kylie Swift // 0488 161 621**

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6 Thomas St, South 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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