

# Sold

208 FITZROY STREET, GRAFTON, NSW, 2460

3  | 1  | 4 



## FULLY REFURBISHED PERIOD HOME IN TIGHTLY HELD PRECINCT

PRICE:\$675,000

3 BEDROOMS + STUDY ... HUGE SHED THAT WOULD SUIT COMMERCIAL PURSUITS (STCA)

OPEN FOR INSPECTION:  
N/A

If you are a lover of restored and refurbished Historic Homes, would like to buy into a location dressed in properties of a similar calibre AND to be within walking distance to the CBD, then this offering is FOR YOU!

208 Fitzroy Street takes pride of position on the corner of Fitzroy and Alice Street just one block from the Clarence River. This point of Grafton is one of the dense pockets of Heritage Homes. Whilst #208 is not Heritage Listed, the area is acknowledged as being one to be protected and preserved. Within just a few blocks you can also meet all of your needs such as food shopping, wining, dining, health care, banking, schools, parks, and public transport.

The low maintenance allotment comes it at approx. 525m2, and every inch of the property has been well considered regarding usability. Alice Street provides easy access to the remote garage large enough to accommodate 4 cars PLUS the workshop (11.6m x 6m). High fencing provides privacy, security, and insulation from noise, whilst the landscaping offers ambience and aesthetics to your courtyard. Entertaining is easy here.

The vendors and I agree, that we should always leave a property better than when we purchased; this certainly is the case here! Renovating a period home isn't for the faint hearted, if you really aim to respect her original features. This well dressed weatherboard lady, with fine paintwork, hardwood bones, high pressed metal ceilings, polished timber floors, ornate hardware, picture rails, the




**Kylie Swift // 0488 161 621**

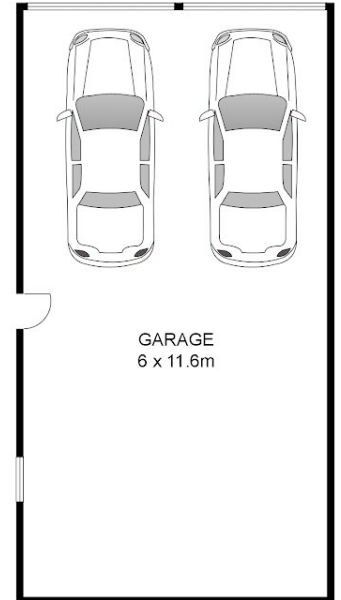
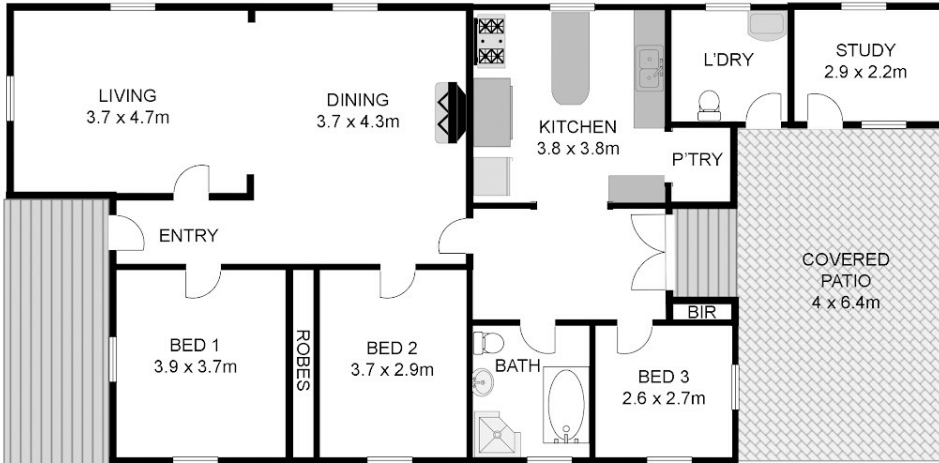
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208 Fitzroy St Grafton

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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