


FOR SALE

105 CRANWORTH STREET, GRAFTON, NSW, 2460

5  | 2  | 4 



DUAL LIVING? LARGE FAMILY? WORK FROM HOME?

PRICE: \$590,000 - \$620,000

OPEN FOR INSPECTION:
N/A

There's no guessing why Westlawn is the part of town saturated with young families. This position is prime for the picking, with so much, so close. Within a few blocks of this allotment, you literally have Westlawn Public School, St Marys, OOSH, a coffee shop/general store, PCYC, the Big River Gym, The racecourse, the football field, a soccer field, and the bowling alley.

The allotment comes in at a generous 710m2 (approx.) and the back yard is fully fenced and landscaped for privacy. We have shedding out back and a level yard suitable for most pursuits. Whether it's entertaining or storing the extra toys, the double remote garage not only gives you dual car accommodation plus a workshop, but it also provides drive-through access to the concreted area at the rear. Due to the location of the sewer line, it would be easy enough to install a pool if that were your dream (STCA).

Dual living, large families, work from home? Whether you are looking purely from an investment perspective or for yourself, there are many ways to approach this home that offers up to 5 bedrooms and 2 bathrooms over 2 levels. Here you have 3-4 bedrooms upstairs in a fully self-contained setting, and downstairs you have an open-plan, flatette style accommodation currently leased for \$250 per week. Years ago, downstairs was divided to provide 2 bedrooms, and that would be easy enough if you needed 6 bedrooms in total.

Due to the layout of this property with all the options it provides, we estimate that for the investor you could achieve approximately \$550-\$600 per week rent in the current climate.




Kylie Swift // 0488 161 621

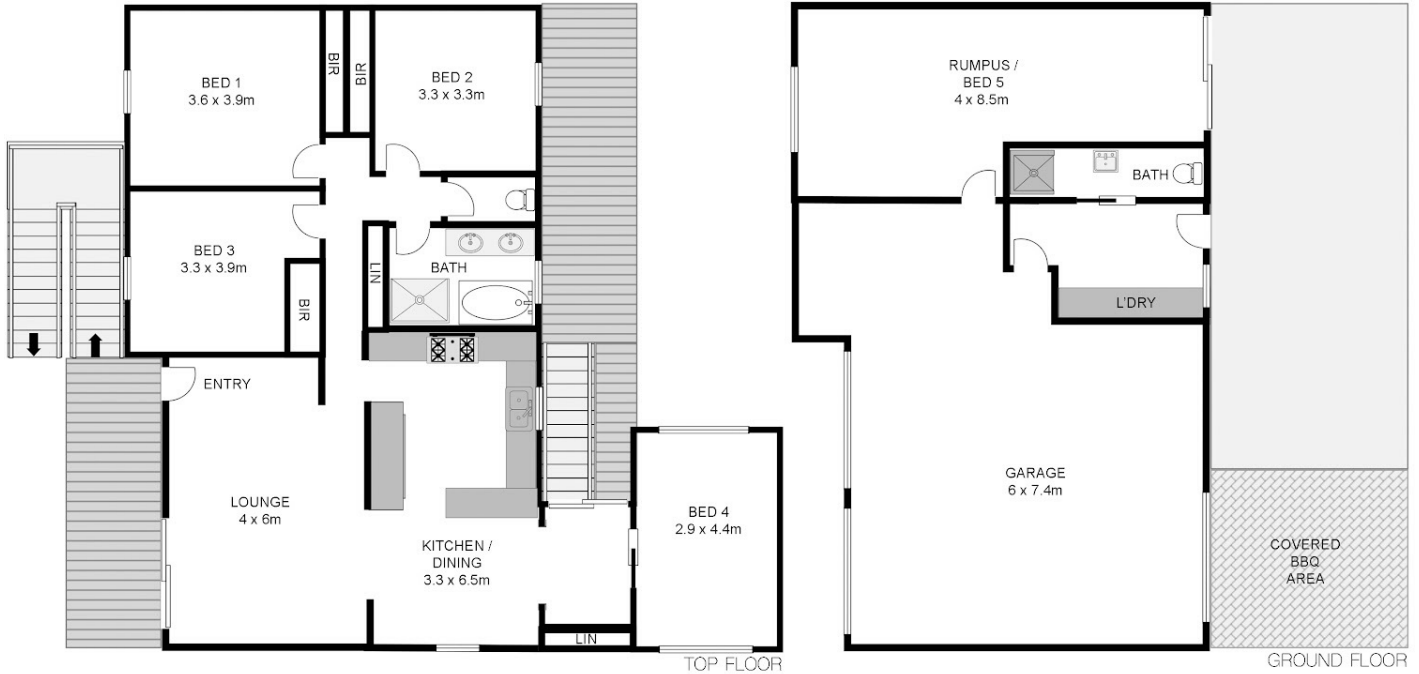
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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