




# FOR SALE

31 MILTON STREET, GRAFTON, NSW, 2460

3  | 1  | 8 



## SHED HEAVEN FOUND!

PRICE: \$490,000 - \$520,000

\* Pest and building report available on request \*

OPEN FOR INSPECTION:  
N/A

Property packages can be as diverse as the people that reside in them. Here at 31 Milton Street, we can gain a glimpse into what's important to our future purchaser. For here, there is a perfect set-up, for just the right buyer.

First, the location. There is a reason the homes in this part of Grafton don't require significant elevation and that's because the natural land height around this part, is generally higher than others. Older folk in particular love the lowset living, however given our price range this property would also be suitable to first home buyers.

The house of hardwood timber construction works well for a couple or small family. The floorplan offers 2 x standard sized bedrooms that would suit up to a king size bed, with the third bedroom that of a single size. The bathroom is central to the 2 larger bedrooms and the living room at the front of the home. Polished timber floorboards are sitting under some carpeted areas ready for unveiling if that's your preference. The kitchen is spacious with dining space alongside whilst the laundry and separate toilet are to the rear. With some minor modifications the home would be quite easy to modernise.

Out back, is where the property package really comes into its own. The concrete platform is extensive from the driveway to the shedding. The immediate rear of the home is a great place for BBQ's and family gatherings. Further on there is a large carport for a plethora of personal pursuits.




**Kylie Swift // 0488 161 621**

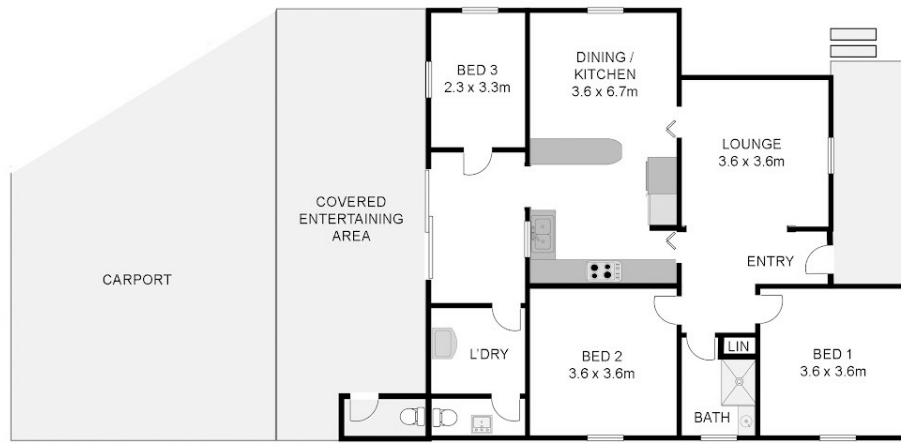
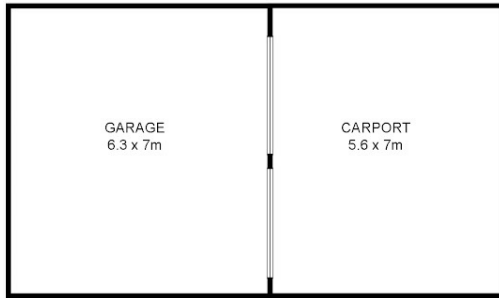
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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