

Sold

53A CHAPMAN STREET, GRAFTON, NSW, 2460

3  | 2  | 1 



FIVE STAR INVESTMENT

PRICE: \$465,000

As my daughter saves for her first home, it has me considering the recommendations I will make in due course. We have been considering budget, weekly maintenance requirements, how the home would appreciate or depreciate over the years, how it would fair as a rental down the track, and how she would enjoy the property whilst still working full time to make the repayments.

OPEN FOR INSPECTION:
N/A

53A Chapman Street, Grafton truly fits the bill for a fantastic investment, well under \$500k. Here you have a modern, fully renovated, brick and tile, very private, Torrens title townhouse. There is no sacrifice regarding construction and fit-out. The location is central enough, yet in a quiet street. The floorplan would certainly accommodate shared accommodation meaning a side-hussle income of approximately \$300-\$350pw via subleasing could be achievable, AND there is seriously nothing to be done.

Upstairs we are fully self-contained with a N/E aspect to the front balcony. The kitchen is funky yet warm with a two-pack finish, glass splashback, dishwasher, and timber benches. The luxury bathroom offers a freestanding bath plus shower, and the living/dining space is air conditioned and generous in size. Fans are featured throughout plus there are built-in robes and more air conditioning to the master suite.

Internal stairs join the levels. The lower level offers internal access from the remote garage or multiple other areas. On this level there is a bedroom plus a living room that could easily be converted to a 4th bedroom if required. There is a shower plus second toilet, and the laundry is tucked away in the garage for ease of shared use. The backyard is surprisinalv spacious and




Kylie Swift // 0488 161 621

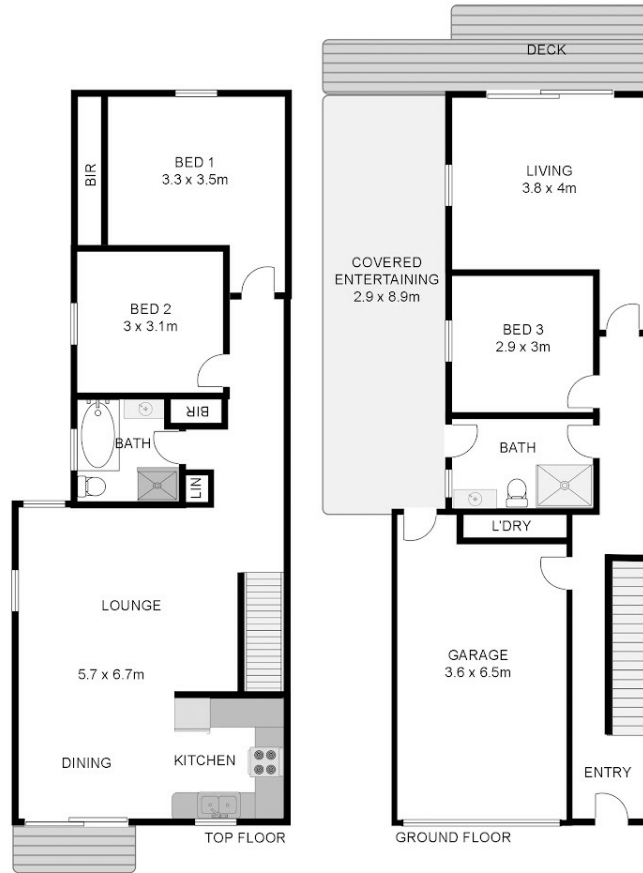
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53a Chapman St Grafton

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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