

# Sold

248 BACON STREET, GRAFTON, NSW, 2460

3  | 1  | 2 



## WHY WAIT? OFFER STRONG NOW!

PRICE: \$460,000

It's just easy, uncomplicated, clean living at 248 Bacon Street and given our sellers realistic expectations, this home is expected to be UNDER OFFER by the end of the first week live.

OPEN FOR INSPECTION:  
N/A

This part of Bacon Street is relatively quiet and as you will see by the construction of the homes in this stretch (only slightly raised from the ground), the natural land height is high and dry. The sweeping level allotment comes in at approximately 820m<sup>2</sup>, so there is plenty of room to see out all your pursuits here (STCA).

Hardwood timber frame, weatherboard, brick, and tile roofing make up the bones of this sturdy lady who still has her original fireplace steadfast, although now fitted with a wood fire heater (with new flue). Polished timber floorboards are underfoot, and the walls have been freshened with bright white paint. Ornate cornices and high ceilings are gifts of yesteryear. Air-conditioned comfort was introduced later. She is surprisingly light-filled and cheerful.

Whilst not overly large, the renovated kitchen is clean and functional, and the bathroom has taken some refurbishment over the years. What was originally a 2-bedroom home has now converted to a 3 bedder with the enclosing of a veranda. The third bedroom has dual access, so there are a few options. You could reinstate a lockable door between bedrooms 2 & 3 to fully separate, you could convert bedroom 3 to an ensuite, WIR or a sun-filled office. The options are right at your fingertips.

Side access to the backyard is a bonus. Another value-add to our package is the original hardwood timber garage that has been converted to a powered studio. I believe the roofing of this studio has

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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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