Sold

24 WEILEY AVENUE, GRAFTON, NSW, 2460

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AT THIS PRICE YOU CAN NOT GO WRONG!

PRICE:$450,000

OPEN FOR INSPECTION:
N/A

* A pre-market pest and building report is available for genuine enquirers*

With prices predicted to continue their upward trend in 2024, there is no better time to secure yourself a slice of Grafton real estate. Here you are just one block from the Hockey Fields and just a 5-minute walk to the Grafton shopping centre.

Your allotment of approximately 506m2 is private and expansive positioned on the corner of Weiley and Fry. The reasonably level allotment offers a fully fenced side yard with an extensive carport or entertainment area already in place. Car accommodation is well catered for here with double lock-up car accommodation downstairs plus workshop. The garages have been sectioned off to be separate, although it would be easy to open them back up if you wanted extra living space.

Upstairs is a traditional three bedroom, one bathroom design with the linen press in the hall, and built-in wardrobes to 2 bedrooms. The 70's style kitchen is well built, and sun filled with by the N/E aspect over the kitchen sink with the dining space alongside. The bathroom is fully equipped with a separate toilet. Bedroom three has taken new form with a small section used to bridge upstairs and downstairs via internal stairs. The front stairs have recently been upgraded to have a chair lift also. Here we have window shutters to assist temperature control, fans, and air conditioners throughout the home. Downstairs is a great teenagers retreat with a living space, second bathroom, fourth bedroom, WIR and direct access to the garage, laundry, and the side yard.

This solid home is placed for genuine sale. There is so much potential to be explored here. A fresh

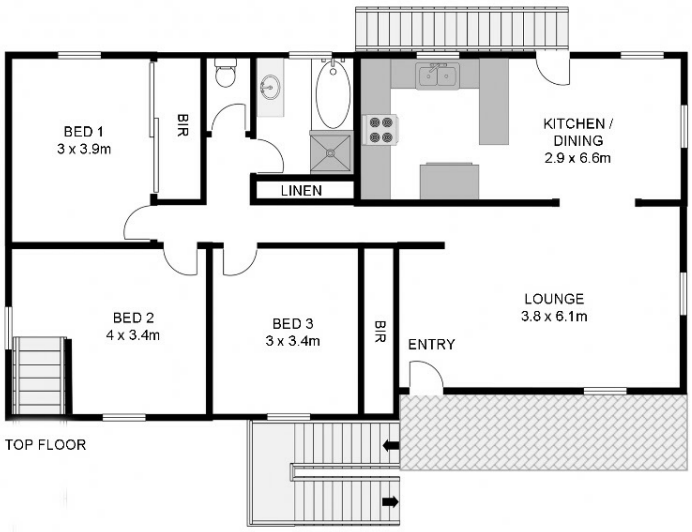


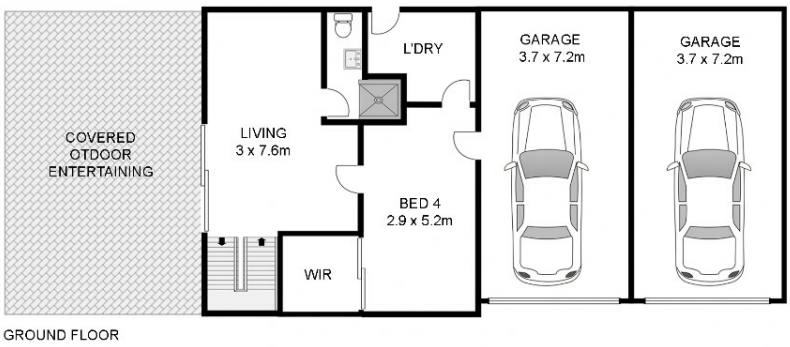
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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



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