

# Sold

82 KENT STREET, GRAFTON, NSW, 2460

3  | 1  | 1 



## VALUE BUYING RIGHT HERE!

PRICE: \$449,000

\*A pest and building report will be made available to genuine purchasers\*

OPEN FOR INSPECTION:  
N/A

Driving into this Jacaranda lined street, you get a feel of the folk that reside nearby. It's a stretch of mainly owner-occupied homes, where people smile, wave, and children can ride their bikes without too much traffic. It is with a heavy heart that our current owner is selling, as she has loved her many decades in Kent Street. It is just time to move closer to family.

The property consists of just under 700m<sup>2</sup> of reasonably level land, having a 15.5m frontage with depth of 45m (approx.). The fencing is in great condition and there is a substantial backyard ready for your own pursuits. Pre-market inspections suggested shedding (STCA) and as you can see by the photos, there is already an internal yard that was once used for the above ground pool. This yard could be used for a new pool, children, the pets or even the veggie gardens - or simply remove. Its your canvas to paint.

The home is mixed construction with hardwood bones. One of the first things you will notice when under the house are the gorgeous floorboards above-head that lay protected under the carpet upstairs. Hardwood, brick, and a clad façade will keep maintenance at bay for many years. Downstairs you have remote access to the drive-through garage, a workshop, and a little alfresco area out back.

Three access points to the lower-level rumpus room, open options. This spacious area can be used as a second living area. bar room. a home office or it can be separated to make a 4th bedroom or




## Kylie Swift // 0488 161 621

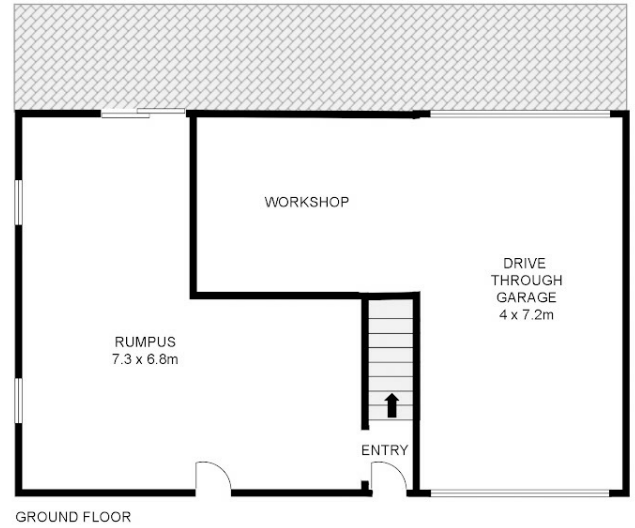
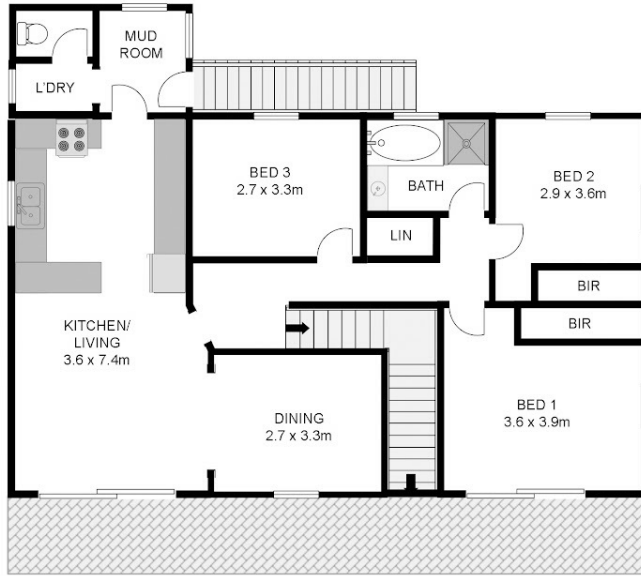
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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