

Sold

4 GARDEN STREET, GRAFTON, NSW, 2460

2  | 1  | 1 



GRAFTON'S FINEST BLUE CHIP BARGAIN

PRICE:\$405,000

* A current pest and building report can be made available to genuine purchasers *

When it comes to Grafton's most magical real estate locations, it starts with Clarence Riverfront Retreating, and then in my opinion, it moves to See Park Positioning.

Like some of the oldest Riverfront properties in Grafton, Garden Street is one of the Streets that has a favourable natural land height. Slightly raised from the ground but by no means significantly elevated, low set construction has been permitted here. It appears that pre-levee living was comfortable at #4.

Weddings in Spring, purple carpets in October/November, ducks keeping cool throughout Summer and family fun all year round, is at the heart of See Park. Here you could retire the car as the village green hotel, the pool, schools, the Grafton mall, a medical centre and even the main street are all within a few blocks of the home.

Pre-market enquiry has been diverse and strong, validating that the wider market see GOLD here. First home buyers have been excited about starting a family with See Park just across the road. Developers know that location renovations are the safest, and there is talk around what a double storey extension would look like (STCA of course) and then there are mature age buyers wanting an easy forever-home.

As cute as a button. the abode offers a light-filled entry that would work beautifully as a sitting room

OPEN FOR INSPECTION:
N/A

Kylie Swift // 0488 161 621

kylie@virtueproperty.com.au // www.virtueproperty.com.au



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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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