

FOR SALE

15 CHAPMAN STREET, GRAFTON, NSW, 2460

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UAPOLOGETICALLY COOL...

PRICE: \$515,000 - \$535,000

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

Say 'GOODBYE' to renovators-delights and 'HELLO' modern, contemporary, clean, manicured living. RARELY do we have a home in this price range so well maintained and well presented, with the attention to detail so well considered.

OPEN FOR INSPECTION:
N/A

Our street appeal is just the taster of what lies behind the fresh façade of #15 Chapman. We love the forest-green lines, the bright white trim, earthy brick base and the dimension of the Colourbond clad. Pansy colour pops, earthy gravel, feature fencing and ornate accents all come together to create a symphony here.

Formal entry is to the tiled rumpus room downstairs, being the floor of possibilities. The lower level offers a combined bathroom/laundry with toilet, study nook, bedroom, the bright rumpus room, and internal access to the single garage. If you need extra space, there certainly is the option to convert the garage into other useful living spaces.

Internal stairs join the levels. Upstairs is light filled with an abundance of cross ventilation throughout the open plan living space. The word 'STATELY' comes to mind. Polished timber floorboards, the navy & cobalt kitchen, crisp white feature cabinet, black dishwasher, grey marbled splashback, downlights, air conditioning, fans, snow white walls, and slate blinds. Its like the rainforest feel of the exterior suddenly meets the cool ocean. The front deck is a great place to greet the sun every mornina or eniov alfresco dinina at night. Two bedrooms with built-in robes are on the



Kylie Swift // 0488 161 621

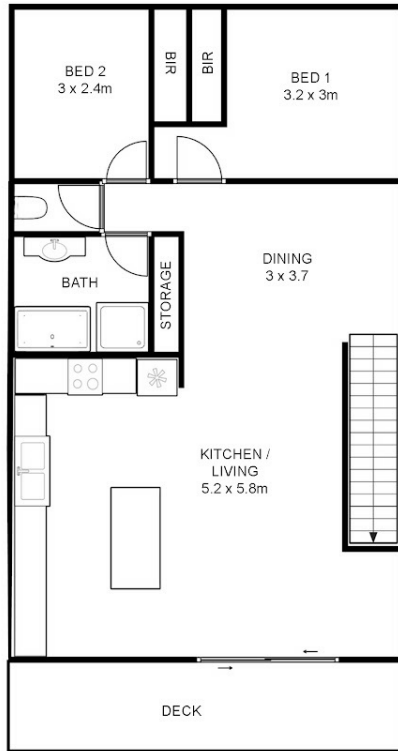
kylie@virtueproperty.com.au // www.virtueproperty.com.au



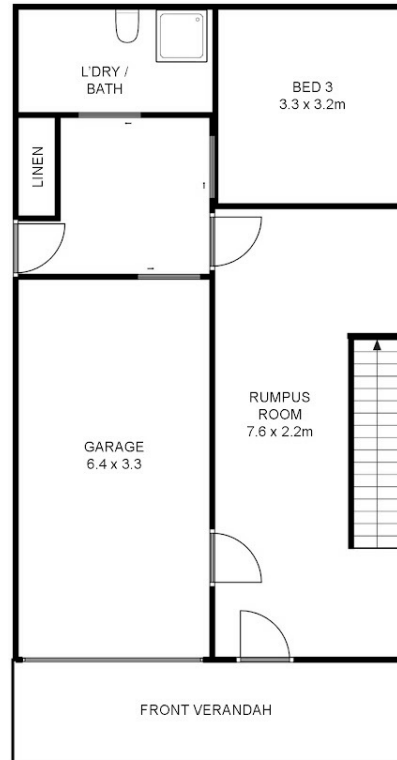
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FIRST FLOOR



GROUND FLOOR

15 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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