


Sold

4 FLEMING STREET, SOUTH GRAFTON, NSW, 2460

3  | 1  | 5 



UNDER OFFER

PRICE: \$510,000

Steeped in History, this solid hardwood timber home, rumoured to have been one of the very first in South Grafton, is placed for genuine sale, and is offered with a current pest and building report.

OPEN FOR INSPECTION:
N/A

Generous in size, the allotment of approximately 1437m² is at least double the size of the average block in the area. The fully fenced allotment offers plentiful space front and back to carry out your own pursuits, whether this is additional shedding, market gardens, extensive entertaining or even space for the pool or spa. We are offered with a 6m x 5.5m lock up shed on concrete slab, and enough carport space for a few cars plus an entertainment platform. Frangipani's line the Northern side of the home and the Bowen mango tree, a gift that keeps giving. Talk about a gift that keeps giving; so does our significant solar system comprising of approx 18 panels on the roof only several years young.

Deep, wide, breeze-welcoming verandas are accessed from every bedroom via the original French doors. Security screens have been installed so that the French doors can be left open during those hot summer nights welcoming the starlight into the rooms. Our master bedroom has verandas on 2 sides and twin built-in robes.

The grand hallway with its 10ft ceiling, cedar trimmings and original tongue and groove wall panelling gives access to all rooms. The living room is snug and inviting with its wood-fire heater, made brighter by the more recent addition of a skylight. Whilst we are a 3-bedroom, 1 bathroom home, the significant sunroom on the Western side has great possibilities. It has been partitioned in the past to make additional bedrooms and there is even the option to convert this space into an

Kylie Swift // 0488 161 621

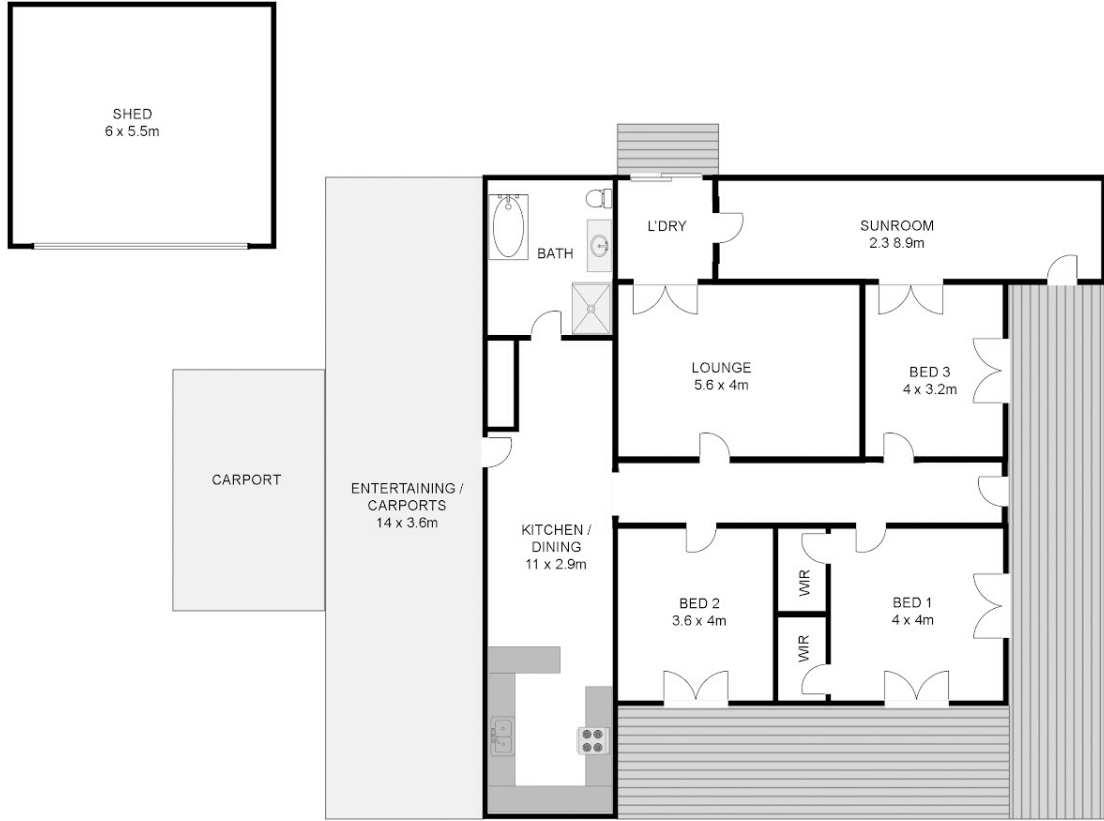
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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