


FOR SALE

47 MILTON STREET, GRAFTON, NSW, 2460

4  | 1  | 8 



DOUBLE BLOCK, SHED HEAVEN, NEAR NEW POOL, ENTERTAINERS DELIGHT & LOWSET COTTAGE - PRICED FOR IMMEDIATE SALE!

PRICE: \$625,000 - \$640,000

OPEN FOR INSPECTION:
N/A

There is absolutely no denying that 47 Milton Street is a package like no other in Grafton. We are quite certain that, like all the other homes listed with us over the last couple of months, will go under offer within the first 10 days. Our seller is committed elsewhere so please **DO NOT SIT ON THE SIDELINES**. Jump in, request the pre-market pest and building reports and **OFFER STRONG!**

There is so much on offer so let's get started:

- Favourable natural land height enabling lowset construction. Pre-levée this part of Westlawn was considered one of the higher and dryer parts of town. Our block is a sprawling 1038m² (approx) with wide frontage and Colourbond fencing on 3 sides.
- A massive 4 bay shed with 4WD friendly door height, plus a full length, high roof carport large enough for the motorhome, caravan, and if required small machinery. There is an extensive concrete platform perfect for work or play.
- Less than 2-year-old, inground salt-water pool with tasteful fencing, faux grass and room for light entertaining within the approved space.
- Bonus area of land behind the shed perfect for most creative pursuits i.e. Vegie Gardens, children's playground, storage or even a tiny home (STCA).
- Entertainers delight with the decking that joins the home, pool and shed heaven. Here you have the choice of 2 bars, the alfresco dining space or step-down into the firepit area perfect for intimate gatherings.
- AND the refurbished weatherboard cottage that has taken form over the years. She has been recently painted with neutral tones and lead plantation shutters installed. Carpets and air conditioners are featured throughout.




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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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