

# FOR SALE

54 NORRIE STREET, SOUTH GRAFTON, NSW, 2460

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## A HOME WITH HEART - BUY NOW AND REAP THE REWARDS LATER!

PRICE: \$385,000

OPEN FOR INSPECTION:  
N/A

Here is a beaming opportunity to bust into the market under \$400k and reap the benefits as you value-add over time.

This classic home, with its Californian Bungalow façade still intact, is a character home in its own right. Whilst it has certainly taken form over time, there is still plenty of charm and old-school attributes that make this roughened diamond a great find for those with a little vision.

100% flood free and on a gently sloping block of approximately 696m<sup>2</sup>, there's plenty of room to do as you will. There is side access to the garage, carport and fully fenced yard to keep the pets or children secure. We have a garden shed and the quintessential lemon tree in its greatest expression. Take your choice of stairs or ramp access located at the rear of the home.

We love the sunroom, with the perfect aspect welcoming warmth in Winter, and keeping the rest of the home cool in summer. High ceilings and sizable bedrooms are a feature of the original part of the home. Three bedrooms cater for most families however if you required a fourth, there is certainly the option to convert the sunroom to a single bedroom. A fresh white paint and new flooring would do wonders.

Gather in the living room alongside the eat-in kitchen that has been renewed over time. There is a generous amount of cabinetry and sunlight that fills this space, and our bathroom has been more recently renovated to accommodate the elderly or those with disabilities. The laundry is located towards the rear.




**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // [www.virtueproperty.com.au](http://www.virtueproperty.com.au)



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54 Norrie St South Grafton, NSW

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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