

Sold

16 CHAPMAN STREET, GRAFTON, NSW, 2460

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ANOTHER SWIFT-SALE GUARANTEED - SELLERS INSTRUCT A SALE!

PRICE: \$505,000

OPEN FOR INSPECTION:
N/A

Just a couple of blocks from the Hockey Fields, and an easy 10-minute walk into the CBD, is this neat and tidy property package perfect for the wider market. So perfect in fact, that we expect there will be multiple interested parties contending for the title.

Let's break down the benefits:

- This large, level, fully fenced allotment of approximately 870m², has the home conveniently positioned to the left-hand side of the block. Here you have direct street access to the lock-up garage and the second carport at the rear of the allotment. In addition, there is plenty of additional space for extra pursuits such as more shedding, a tiny home, the pool, the pets or a great yard for the children to play (STCA). Most of the yard is easement-free.
- Low set living. Drive your car straight into carport #1, and then there are only a few stairs to navigate your entry into the home. For the young and elderly this is a massive advantage. This set up not only provides extra safety, but also security and comfort during the seasons.
- She's been fully renovated and is as fresh as a daisy. She has recently been painted inside and out, and it wasn't that long ago that all flooring was renewed (including the original timber floors polished).
- Key improvements have included the bathroom renovation, that was also mindful of all walks of life. It appears that this bathroom is a big wet room, with a bath, and an elegant shower (+ twin shower heads), with no lips or sliding screens to navigate. The vanity boasts a stone benchtop and bowl basin.
- A light-filled, heart felt kitchen central to the home with a built-in breakfast bar. There are loads of




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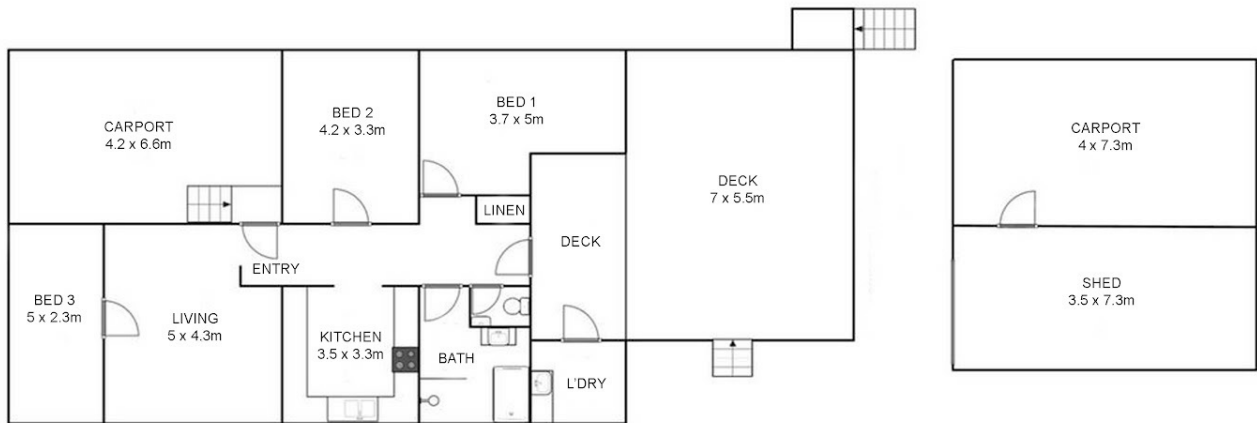
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16 Chapman St Grafton NSW

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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