# Sold

28 KENT STREET, GRAFTON, NSW, 2460

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## ‘SHY GIRL’ – HISTORIC COTTAGE IN A PRIVATE SETTING

PRICE:$505,000

OPEN FOR INSPECTION:
N/A

If Grafton was known for just a few things, it would be our Jacaranda’s, our gorgeous period homes and the Clarence River.

If we discuss our location first, we are indeed tucked away in a leafy street, scattered with those plump purple hues. The Clarence River is quite literally, just within just a couple of blocks, and period style homes in this part of town are everywhere. Here you can also walk to the Grafton shopping centre in under 10 minutes, and Fig Tree Avenue, just one street over.

‘Shy Girl’ likes to keep it classy. With her white picket fence, well-manicured privacy hedges, her wisteria lined arbour and private front courtyard just inside the gate; there is a little romance here.

She is certainly well-kept. Just recently she has had her front and back decking renewed with local Brush box hardwood. She has been levelled, her roofing and bullnose verandas are in great shape, her fine lines referred to as weatherboard have been recently touched up, and she has been rewired and renewed in the plumbing department. She ages like a fine wine with a little help from her friends.

Step through the original front door, and glory at the 10ft ceilings. In the original part of the home, you have solid timber floorboards underfoot, with carpet comforts to the living room. The wide and high original windows are still in wonderful condition with their amber and rose-coloured glass, and the rose adorned fireplace, so pretty. All three bedrooms are to the Northern side of the home.

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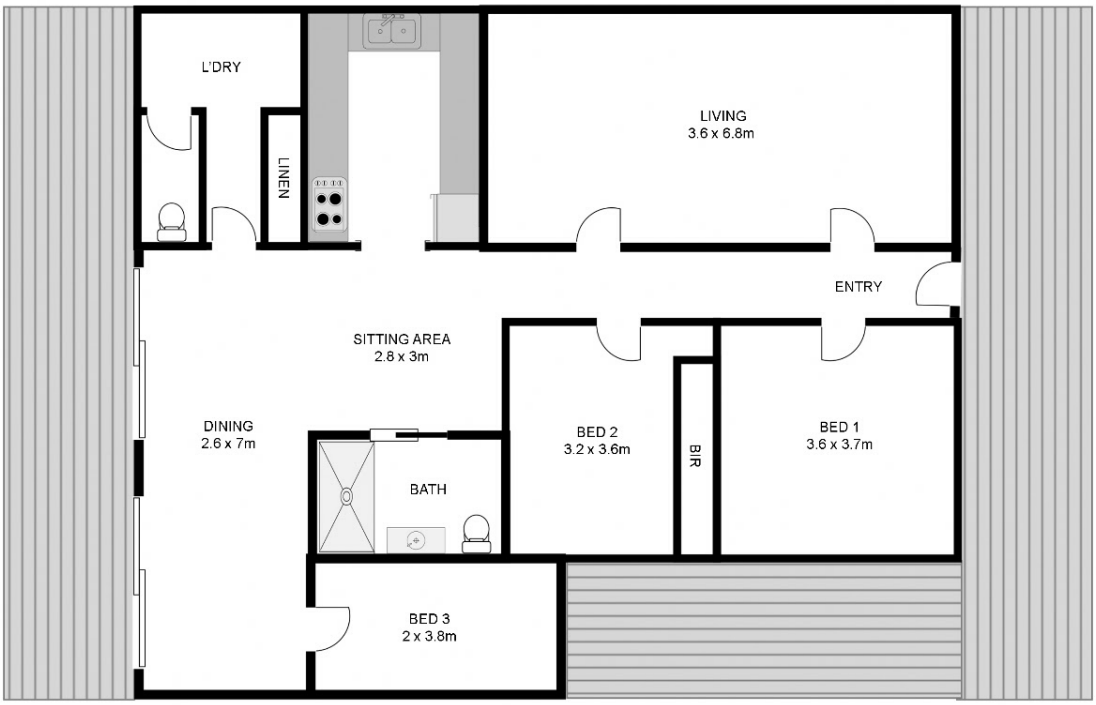


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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