16 KOOLKHAN DRIVE, GRAFTON, NSW, 2460









SOLD

GRAFTON FRINGE 4 BEDDER, BIG SHED, SOLAR, NO NEED TO BUILD… ALL THE HARD WORKS DONE!

Welcome to 16 Koolkhan Drive, nestled in the heart of a newly developed estate, offering a harmonious blend of modern convenience and family-friendly living. This recently constructed, lowset brick home is set on a 718m² flat block, ensuring easy accessibility and only minutes into the Grafton CBD.

The home features a sleek, contemporary design with tile floors in the living areas and the comfort of carpet in the bedrooms, helping keep the space cool in warmer months and simplifying maintenance. Ducted air conditioning throughout ensures comfort all year round.

Designed with family living in mind, the home includes 4 spacious bedrooms and 2 modern bathrooms. The master suite, located at the front of the home, provides privacy and luxury, complete with an ensuite and a large walk-in wardrobe.

The main bathroom is designed with convenience in mind, featuring a bath, shower, and separate toilet.

At the heart of the home, the open-plan living area seamlessly integrates the living, dining, and kitchen spaces, perfect for both day-to-day living and entertaining guests. The kitchen is a true highlight, with an island bench,electric cooktop, walk-in pantry, and sleek countertops that complement the modern design. New appliances and plenty of storage make this kitchen both functional and stylish.

The property also features side access for the boat and caravan, offering endless possibilities for outdoor activities, enjoy a beautiful established gardens and an alfresco dining area with screen it in a minute blinds for perfect entertaining as well as a large span-line extension covered entertaining space.

A large solar system takes care of the electricity bills making comfortable living whatever time of the year.A double garage provides secure parking and extra space for your vehicles. additionally, there is a large shed at the rear of the property with a roller door ideal for the handyman.

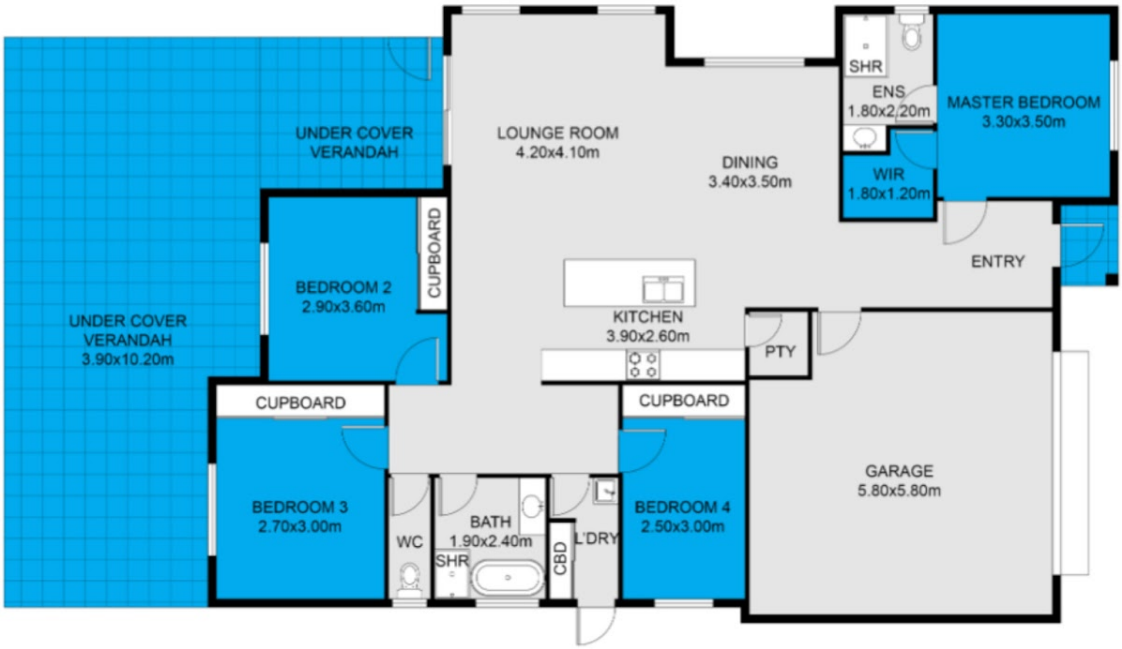
4 BED | 2 BATH | 2 CAR

PRICE:
$750,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

Scale in meters. Indicative only. Dimensions are approximate, All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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