Sold

2/120 CLARENCE STREET, GRAFTON, NSW, 2460

3 | 1 | 1









IMMACULATE, TORRENS TITLE, LOW-SET BRICK AND TILE BEAUTY

PRICE:$475,000

OPEN FOR INSPECTION:
N/A

Whether you are an investor wanting an affordable ‘set and forget’, a first home buyer who ‘right or wrong’ wants very little maintenance, or a mature couple wanting to downsize; 2/120 Clarence Street, Grafton is easily the most well-suited property currently offered in the market.

Investors: both owner-occupied and leased in the years past, this investment is as solid, as it would be considered safe. Firstly, this area was built-up to be considered ‘flood-free’, hence why low-set construction was approved. Rates here are approximately $3500 per annum, and there are NO STRATA fee’s as we are a Torrens Title Duplex Unit. We have a historic rental return of $460-$470 per week which we believe to be fair and reasonable, and proven highly sought by the larger rental market.

First Home Buyers: Our first piece of property is a great stepping stone to build equity and prepare for the next stage of your life. We understand as a first home buyer you will be busy working and enjoying your personal interests when you have the chance. This unit promises that maintenance will be extremely low, and if you want a puppy, a little veggie garden or a courtyard for entertaining your friends; it all here!

Downsizers: Firstly, we think you will love the streetscape. The homes in this area are all a similar age and construction and it feels surprisingly private here. Fences are a good height, and you have a nice set-back from the street. Everything including the hospital is close-by, you have a remote garage with internal access for added security when you do your shopping, and thank goodness there are no stairs. This unit is as spacious and well equipped as a full home.



Kylie Swift // 0488 161 621

kylie@virtueproperty.com.au // www.virtueproperty.com.au

Sold

2/120 CLARENCE STREET, GRAFTON, NSW, 2460



120 Clarence 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.



Kylie Swift // 0488 161 621

kylie@virtueproperty.com.au // www.virtueproperty.com.au