



FOR SALE

18 FEDERATION STREET, SOUTH GRAFTON, NSW, 2460

3  | 1  | 1 



SHE'S A SOLID STEPPING STONE!

PRICE: \$390,000 - \$410,000

This much cherished, early century cottage has been a generous asset for our sellers, and although this is a heart-felt sale; its imminent. First home buyers, downsizers and investors; we are talking to YOU!

OPEN FOR INSPECTION:
N/A

Firstly, we are 100% flood free and are on an easy to maintain allotment of 379m2 (approx.). We know first home buyers and tenants don't generally enjoy maintaining large lawns, so this one is a perfect size for our ideal buyer. With the house positioned close to the front boundary, access is super easy with only a couple of small stairs to navigate. Living is easy here.

Secondly, we have been fully renovated. With continuous improvements over the last 10 years, this period-style cottage, with gorgeous high ceilings and hilltop-breezes, has transformed, and is move-in-ready, with a cool balance of old meeting new.

She's been painted inside and out, boasts a modern bathroom, spacious country kitchen, and that deck is a great place to share drinks and dinner. We have all the modern features such as fans, air conditioners, the dishwasher, downlights, sliding windows, blinds, a built-in robe, easy-care flooring and the list goes on...

Back yard access is granted down the side of the home where there is a lock-away carport and extra storage. The welcoming yard offers a garden shed, a raised veggie garden and a quality shade sail perfect for protecting children from the sun as they play.






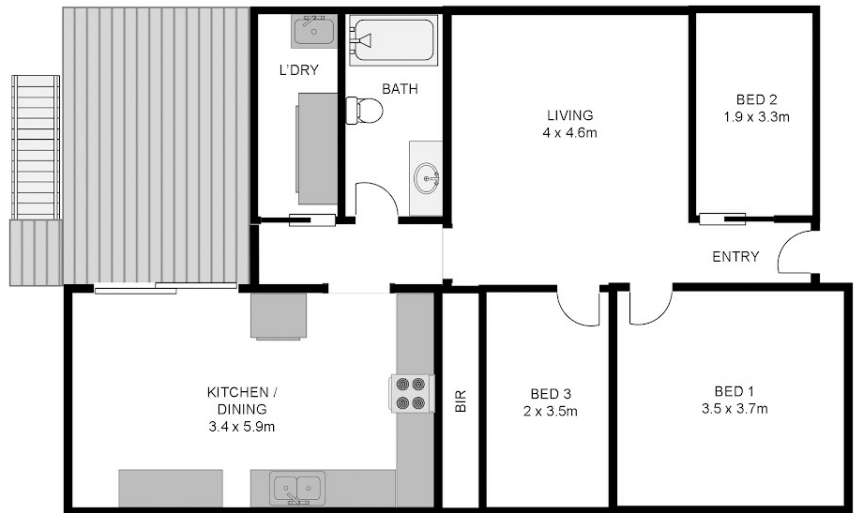
Kylie Swift // 0488 161 621

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

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18 Federation St South Grafton

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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