

# Sold

33 KENT STREET, GRAFTON, NSW, 2460

3  | 1  | 1 



## "HELLO BEAUTIFUL"

PRICE: \$520,000

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, that come alive with seasonal Poinciana and Jacaranda trees each year.

The Clarence River is just a couple of blocks away, and access to the new riverfront walking track is easily accessible. Here you can stroll to the Grafton shopping centre in under 10 minutes, and our famous Fig Tree Avenue is just one street over. This position is alive with natural wonders, and of course, our gorgeous period style homes.

Our generous block of approx. 797m<sup>2</sup>, just seems to keep giving. Backing onto a leafy vacant block, that is unlikely to be built out anytime soon, here you feel a sense of expansion. The block gently slopes to the rear where veggies enjoy the fertile soil, and the chickens just keep laying. The yard has been home to 2 beautiful border collies who have plenty of room to play catch and fetch within their secure yard.

This Gorgeous Californian Bungalow with her hardwood timber bones, was raised in the past, making way for a whole level of creativity beneath the floorboards. Downstairs you can lock away the car, bikes, kids' toys, that Xmas Tree or even make an art studio. Considering there is a second loo downstairs, I think this space has proven popular!

OPEN FOR INSPECTION:  
N/A

**Kylie Swift // 0488 161 621**

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



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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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