


FOR SALE

297 BENT STREET, SOUTH GRAFTON, NSW, 2460

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2025 IS YOUR YEAR - JUMP IN AND MAKE IT HAPPEN!

PRICE: \$395,000 - \$425,000

OPEN FOR INSPECTION:
N/A

Properties in this price range are selling like hotcakes!

297 Bent Street, South Grafton is FLOOD FREE, sits high on the hill, on the corner of Bent & Hyde Street within the 40km zone, close to quality schools.

The corner allotment is advantageous here offering access to the single car garage from Bent Street, and easy access to the 3.8m x 6.2m shed at the rear. If extra car accommodation is what you are looking for, the entertainment space off the home can certainly extend that platform.

The mid-century architecture is VERY COOL, with rooflines rarely seen outside of its era. Clad exterior is a set and forget, forgiving and easy to maintain its clean façade. The front porch a great place to watch the world go by whilst enjoying views over the rolling hills, where the sun sets each evening.

High ceilings, floorboards under the carpet (they look polished), a great galley kitchen, a fully equipped bathroom and 3 good sized bedrooms are on offer. The living space is very generous with plenty of room for a large dining table alongside the lounge room PLUS the bonus room with built-in cupboards that appears to be a media room. If you need 4 bedrooms this would be easy to convert. The laundry easily accessed.

Perfect for a first home buyer or investor who wants to jump into the market at a reasonable price, and value-add over time. She has the bones. she has the charm. she has the space. and she




Kylie Swift // 0488 161 621

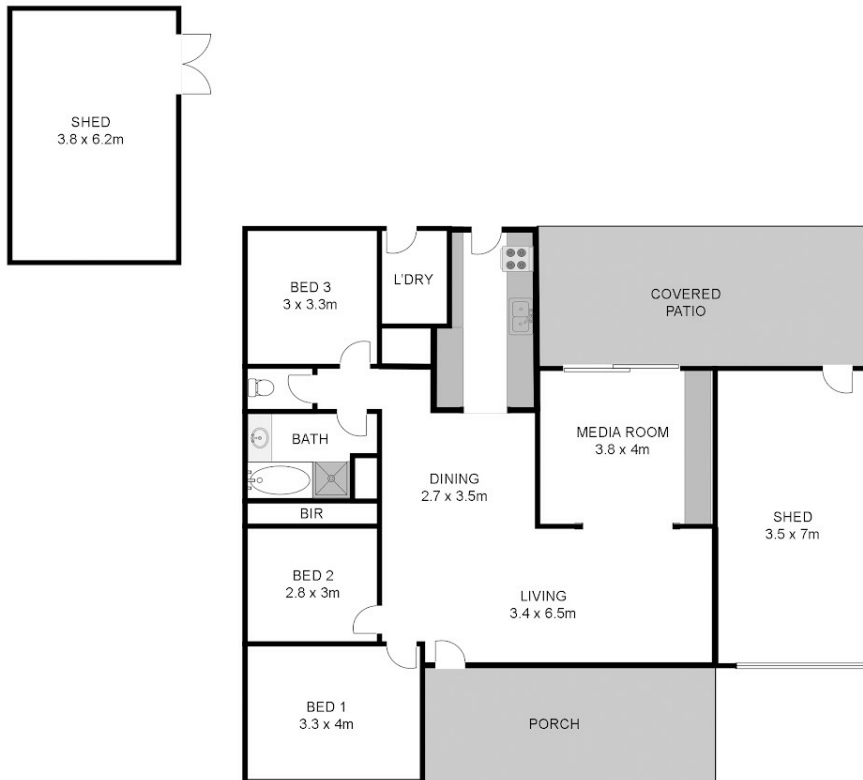
kylie@virtueproperty.com.au // www.virtueproperty.com.au



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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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