

# FOR SALE

204 FITZROY STREET, GRAFTON, NSW, 2460

4  | 2  | 2 



## "KENSINGTON" - CIRCA 1886

PRICE: \$700,000 - \$720,000

Grafton is a romantic town, on the banks of the Clarence River, cherished for her charming historic homes, tree lined streets and a country way of life. Back in the day, the highest natural land heights were claimed for early occupancy, and the grandest of homes, of Victorian architecture were meticulously built with generous proportions of mixed hardwood and cedar.

"Kensington" – Circa 1886 is one of the longest standing homes in this historic streetscape. Originally constructed by the highly regarded and prominent builder and businessman William Kinnear who was known to have constructed quite a few civic buildings around the valley; although this was his private residence. Later the home was converted to a unit complex, and from there lovingly restored, later renovated and respectfully refurbished. Always a labour of love.

She is perfectly positioned within a 5–10-minute walk to everything this town has to offer, whilst being surrounded by homes of a similar calibre; the towns most adored, and desired real estate. Within the walls you are taken on a journey, and its worth noting you can be fully self-contained on the ground level, with a plethora of options for the upper level.

Weatherboard and wrought iron trimmings dress the exterior. Internally, extensive Wonderlich pressed metal adorn the walls, wide hardwood timber paves the floors, and during the generations leadlight windows made their way into the story. Functional fireplaces, French doors, large windows, deep street-side and tree-top verandas, the cedar & hoop pine staircase, gorgeous hardwood internal slider doors, a bonus wood-fire stove, and the leaf drenched rear patio all come together here to take you back to a time when things were simpler.

## Kylie Swift // 0488 161 621


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OPEN FOR INSPECTION:  
N/A

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