

# Sold

3 SILVERTON STREET, SOUTH GRAFTON, NSW, 2460

3  | 1  | 1 



## SET & FORGET, FLOOD-FREE, FIRST HOME, DOWNSIZER, OR INVESTOR SPECIAL!

PRICE: \$455,000

OPEN FOR INSPECTION:  
N/A

First home buyers, downsizers & Investors, this one is priced right and is ready for immediate sale! Perfectly poised in a flood free location, this brick and tile beauty offers low upkeep costs, while enjoying the benefits of nothing to do straight away.

The air-conditioned three-bedroom home has an emphasis on storage, with built-in wardrobes in every bedroom. The Jack and Jill style bathroom works perfectly with the flow of the home. The 3-way design ensures the amenities can be easily accessed from the master suite and the rest of the family. Living is light-filled and central to the home, with dining alongside and a functional kitchen with a massive pantry.

The home lends itself to entertaining, set amongst the leafy backyard with an all-weather BBQ patio area just at the rear of the home. If you would like to take leisure time to the next level, there is also a purpose-built fire-pit area and a concrete slab perfect for the spa. The garden shed sits solid on a concrete slab perfect for the mower and garden tools.

Remote access to the garage is super handy, and for the second car or 4WD there is a parking space alongside the home. For trailers there is a side gate and gravel area so you can lock it away safely. Internal access to the home is via the remote garage where the laundry and second toilet is located. Solar hot water is a dollar saver from day one.

Low maintenance properties such as this are in high demand, and we know this one won't last long. Call Kylie Swift of Virtue Property on 0488 161 621 to express your interest and to request a copy of

**Kylie Swift // 0488 161 621**

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3 Silverton 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.

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