

# FOR SALE

3 CEDAR STREET, GRAFTON, NSW, 2460

4  | 3  | 4 



## COMMODIOUS ABODE

PRICE: \$695,000 - \$725,000

In a quiet cul-de-sac position, within walking distance to the Grafton Racecourse, PCYC, Westlawn Primary & St Mary's, is this Commodious Abode, perfect for the family that needs, MORE.

OPEN FOR INSPECTION:  
N/A

**MORE ROOMS:** Three bedrooms upstairs, and internal stairs lead you to a clear fourth bedroom downstairs. The bonus is that there is a large study space that can be easily walled off to create a 5th bedroom and if bedrooms really were your crux, then there is another massive room off the rear of the home that would make an amazing teenager's retreat.

**MORE STORAGE:** Whether it is storing the tools, the bikes, the cars, boat and/or caravan we have more storage space here. Starting with a paved caravan bay out front, to the large double carport, to the double drive-through garage and the shed out back; it's amazing what you can house here.

**MORE FUN:** Whether it's utilising the current floorplan that has living spaces upstairs and downstairs, the undercover alfresco area outback, the large level backyard perfect for children's equipment or the large inground pool; having fun is super easy here!

**MORE LUXURY:** Three renovated bathrooms & a new laundry fit out, certainly adds LUX to this home. It's not only the addition of an ensuite that gets you excited; it's the underfloor tile heating and heated towel racks that give you that 'next level' spa experience. The super deep bathtub a bonus too. Oh, and who doesn't love plantation shutters?

With most of the home upgraded, it is move in ready waiting for your own special touches. Please


## Kylie Swift // 0488 161 621

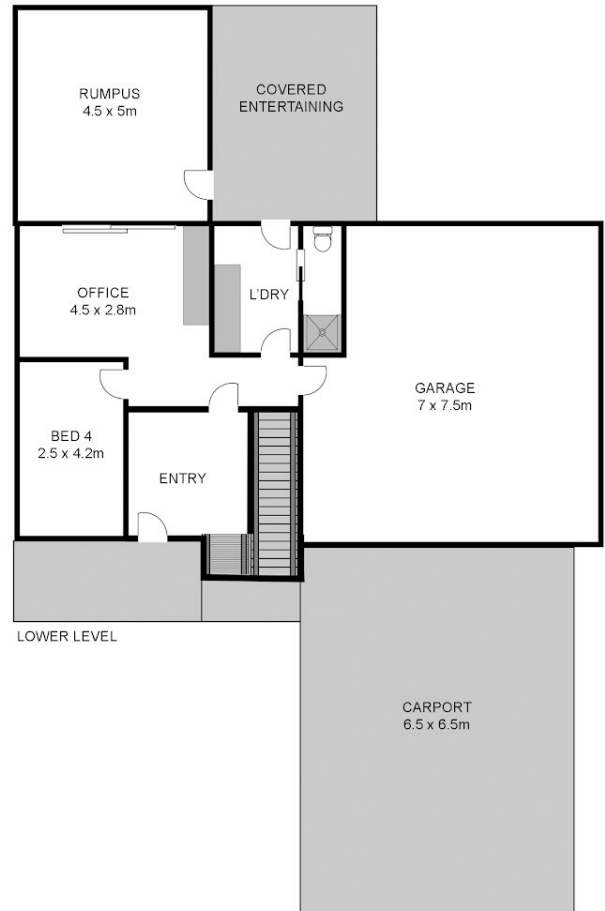
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

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