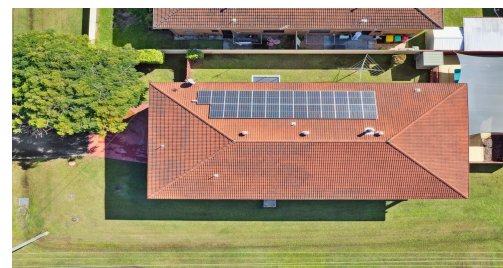# FOR SALE

42 FRY STREET, GRAFTON, NSW, 2460

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MEMORY MAKER, MANSION, OR MOTEL? - RARE OFFERING AT A PRICE TO ENTICE!

PRICE: $740,000 - $760,000

OPEN FOR INSPECTION:
N/A

Whether this opportunity reveals itself to you, as a MEMORY MAKER, A MANSION, OR A MOTEL, 42 Fry Street is undoubtably the strongest representation of BANG FOR YOUR BUCK, in the current market.

This SIX-bedroom, THREE-bathroom home is completely SELF-CONTAINED ON TWO LEVELS with generous rooms, extensive living areas, up to SIX car accommodation, amazing storage, a POOL, wrap around verandas, SOLAR, ducted and independent air con, plus the sturdy-low-maintenance construction.

Our needs have changed. The cost of living has children staying with us longer, and the elderly requiring the warmth of family to see out their years. For the family who would like to extend their hand, this home has it all. For those who need support, bathrooms have already been modified for safety.

Investors with their finger on the pulse, will recognise the plethora of opportunities this platform immediately offers! Some thoughts that come to mind are:

1. Serviced, Executive workers accommodation – There is a strong return clientele of locums and casual workers requiring short-term accommodation all year round. Fully furnished to meet the needs of your niche, you could control your income as you wish on a per-room-rental basis via Airbnb.

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FOR SALE

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6 🛏 | 3 🛁 | 6 🚗

GROUND FLOOR

BED 4
4 x 4.2m

BED 5
3.6 x 4.2m

ENS'

GARAGE
7.6 x 11.6m

KITCHEN /
DINING /
LIVING

4.2 x 11.6m

ENTRY

BED 6
3.6 x 4.2m

STORAGE

TOP FLOOR

BED 3
3.9 x 4.2m

BED 2
3.9 x 4.2m

L'DRY

KITCHEN /
DINING
4.2 x 10.4m

LINEN

BATH

ENS'

BED 1
4.2 x 4.6m

LIVING
5.4 x 8.7m

42 Fry 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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