



FOR SALE

FUNCTIONAL FAMILY HAVEN

A thoughtful layout 4-bedroom residence set high in one of South Grafton's sought after streets. This family-friendly home on Bellevue Street combines modern kitchen and bathroom with dual living spaces, making it an ideal for growing families or separate living options. Modern comfort is assured with air conditioning, combustion heater and the environmentally conscious will appreciate the money-saving benefits of a 6 KW solar system. With 4 large bedrooms set in pairs at opposite ends of the home with individual living spaces adjacent the investment opportunity lends itself to couples sharing or extended family living.

Storage solutions abound with external sheds providing excellent space for tools, gardening equipment, or hobby projects. The single garage offers secure parking, while the generous 538.7 square meter block provides ample room for outdoor activities and future improvements.

Key Features Include:

- 4 spacious bedrooms
- Modern bathroom plus a second toilet
- Dedicated study or craft nook
- Versatile rumpus room with rear access to porch
- Energy-efficient solar panels
- Air conditioning for year-round comfort
- External shed for additional storage
- Single garage plus additional off street parking
- Rear carport or outdoor entertainment area

South Grafton offers a rich historical tapestry and modern conveniences that make daily life a breeze. The suburb boasts excellent educational options with South Grafton High School and South Grafton Public School both nearby, making this location perfect for families with children of all ages and a solid rental demand.

Transportation is a breeze with Grafton railway station conveniently located in South Grafton. The iconic Grafton Bridge provides easy access to the main township, connecting residents to additional amenities and services. The area's heritage-listed sites add character and charm to this established community.

Don't miss this chance to own a piece of South Grafton's charm.

4 BED | 1 BATH | 2 CAR

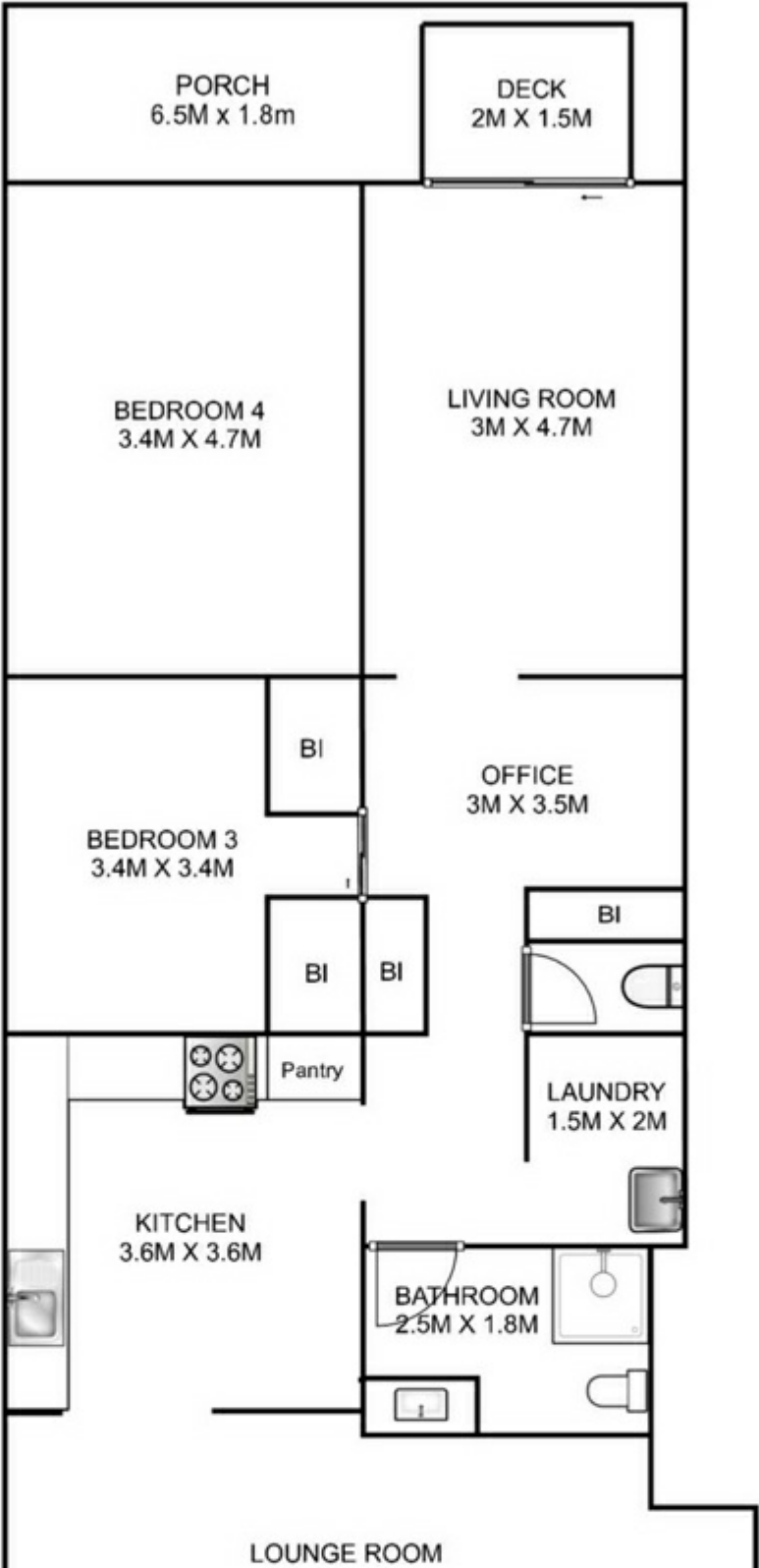
PRICE:
\$465,000

OPEN FOR INSPECTION:
N/A



Ron Plowman
0422702214
hilltosea@atrealty.com.au
buytheseaproperties.com.au

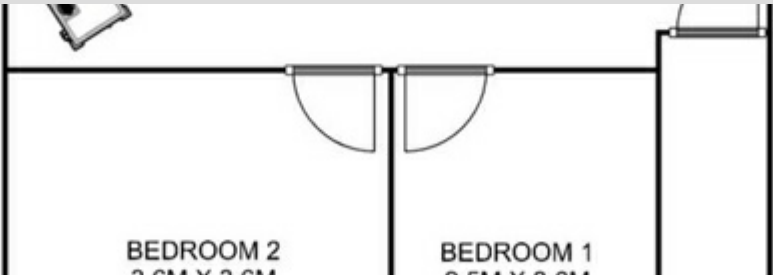
32 Bellevue Street



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Ron Plowman
0422702214
hilltosea@atrealty.com.au
buytheseaproperties.com.au

INCLUDES



GARDEN SHED
3M X 3M

GARAGE
4M X 6.5M

CARPORT
3M X 5.5M



MEASUREMENTS ARE APPROXIMATE

