Sold

5/187A PRINCE STREET, GRAFTON, NSW, 2460

3 | 2 | 1









SOLID CBD SANCTUARY

PRICE:$460,000

OPEN FOR INSPECTION:
N/A

Position is everything, and that applies to all ages and stages.

Tucked away from pedestrians and road noise, this CBD townhouse offers more than the eye can see. For families, schools and sporting fields are within walking distance. For parents, shopping, dining and cafes are all within a couple of blocks. For the aging, there are loads of bonus features here for you too.

With a welcoming entry, a grand and spacious foyer, also internal access from the remote garage, you will notice this build is special. In a complex of 5 you are in your own little corner with tree top and orchard views. The morning sun fills both the top and ground level with healthy light, and there is also a choice between the balcony or patio to enjoy natures direct warmth in winter.

This interchangeable floorplan can be used in many ways although in its entirety, we would describe it to have 3 bedrooms, 2 bathrooms, 2 living areas & a laundry. Whilst we have described this one being a great family all-rounder, we would also like to extend this offering to the investor. With an amazing tenant in place that would love to stay on, we can see this journey would be smooth. Such highly sought locations and set-ups are a dime a dozen. Dual living would be quite easily structured here and even running a small business from home STCA.

Whilst its all about location, the glimmer doesn't end there. We love the privacy, the size of the spaces, the light, the solid brick and tile construction, the fact there is no need for renovation, the modern bathrooms, security screens, the timber stairwell, fans, air conditioning, great storage,



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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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