

FOR SALE

157 ARTHUR STREET, GRAFTON, NSW, 2460

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OFFER FAST AND OFFER STRONG!

PRICE: \$535,000 - \$545,000

Here is an exciting opportunity to purchase a great package, in a top location with an asking price that welcomes downsizers, first home buyers and investors.

OPEN FOR INSPECTION:
N/A

Firstly, this location is handy for anyone that would like proximity to schools, parks, medical facilities or even daycare. It's a super handy position with the CBD literally 1-2 minutes' drive or a 10-minute stroll.

Secondly, we love the recently upgraded driveway. Not only do you have A1 access to underneath the house for select vehicles, but gated access to the rear also opens the possibility of further development (STCA). Until recently, the back yard has been the home of self-sufficiency with raised vegetable gardens, the greenhouse and there is even a fenced area to keep the pets at bay. It's a wonderful size for all your pursuits.

The home is fresh. White walls, a neutral palette and simple elegance is what to be expected here. Three bedrooms, two living rooms, a study or utility room, plus a bathroom with separate toilet makes up this no-nonsense plan. The kitchen is modern, and the home made comfortable with carpeted flooring to bedrooms, fans throughout and quite a few air conditioners. Lucky for the new owner, the significant 7.7kw solar system keeps power bills to a minimum.

Downstairs is a blank canvas for your own pursuits, and home of the laundry. A bonus room is also featured downstairs which could convert to a teenagers retreat or home office if required.






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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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