

# Sold

2/12 OAK AVENUE, GRAFTON, NSW, 2460

3  | 2  | 1 



## DRESSED FOR SUCCESS

PRICE:\$565,000

Oak Avenue offers newer builds, where the gardens are established, and the neighbours have settled. This fresh estate is quiet, far enough away from the hustle and bustle of activity, although just a few minutes' drive to the shops and services of the CBD.

From her crown-like façade, right through to her intentional enhancements, 2/12 Oak Avenue is, dressed for success. From showroom to show stopper, and less than 2 years of age, this 3 bedroom-2 bathroom-2 living area home is clearly beyond 'specular-build-standards'.

Through the wide 'premium' front door to the sitting room, or internal access from your garage; you know from the moment you arrive, something special is unveiling. Deep windows fill the room with natural light; the carpet is faultless and the walls a wispy shade of white. Ducted air conditioning is already a clear point of difference.

Three good sized bedrooms with built-in robes are mindfully placed on the Northern side of the home. The master bedroom offers a very comfortable ensuite bathroom, although careful placement of the main bathroom has you positioned just across the hall. Your spa experience is easy here with the deep freestanding bath, perfect for warm magnesium & rose scented skin-fusion.

Take your choice of living rooms. From the front loungeroom, to the open plan kitchen/dining/living, to the alfresco entertainment platform; there are lots of places to relax here. The colour scheme is very clever where warm meets cool, and who doesn't love some subway tiles in the kitchen?

OPEN FOR INSPECTION:  
N/A


## Kylie Swift // 0488 161 621

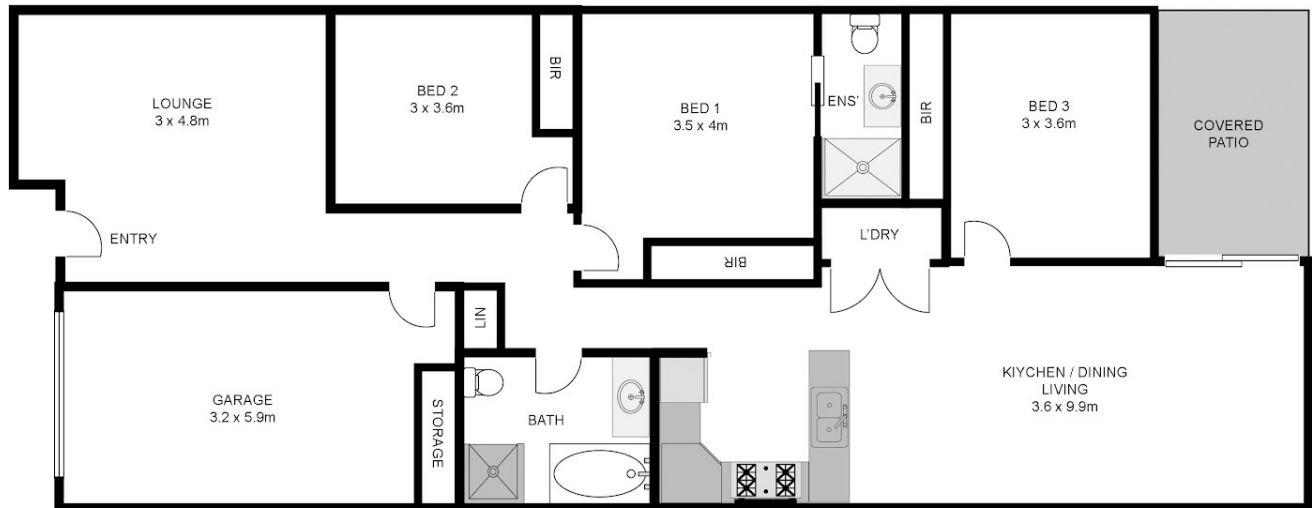
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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