

FOR SALE

137 OLIVER STREET, GRAFTON, NSW, 2460

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CALIFORNIAN BUNGALOW, COMMERCIAL SHED, OVER 1200M2, IN CBD POSITIONING!

PRICE: \$765,000 - \$795,000

OPEN FOR INSPECTION:
N/A

We are expecting competitive offering on this AMAZING package that is positioned for immediate sale. For this reason, we may reserve the right to 'park offers' until the entire market has had the chance to inspect. A current pest and building inspection report can be made available to genuine contenders.

We have a bundle of 'market highlights' right here, offered right now, and if you aren't in the position to make your move; we suggest you see your lender NOW.

Literally a few doors down from Aldi, and less than 1 block to Grafton Primary School, this Oliver Street, CBD positioning will always be highly sought after. The ability for children to walk to school, the convenience of cafés and restaurants being in walking distance, no driving in and out of town for every little thing. Here you can have the whole package without the commute. Over 1200m2, jam-packed with benefits and not too much maintenance.

Who doesn't love a CBD Period Style home? Raised in years past and fully converted to offer 2 levels of living. This Grand Family Home offers five bedrooms, two bathrooms, two living areas, the balcony, deck and the BBQ area. Ducted air conditioning upstairs, independent air cons downstairs, the fresh white walls and modern kitchen with free-standing stove, bathrooms on both levels, polished timber floors, master suite with WIR, solar, the pool, the yard & more. She's beautiful!

AND then there is the SHED. With a history of both personal and professional pursuits, this massive shed (approx. 8m x 22m). with 3 phase power is ready and waiting for you to 'drop your dream in'.

Kylie Swift // 0488 161 621

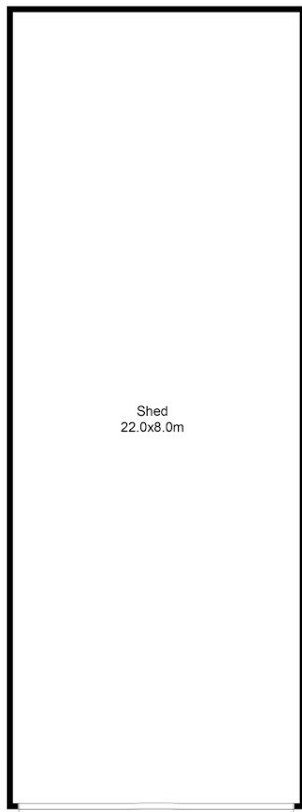
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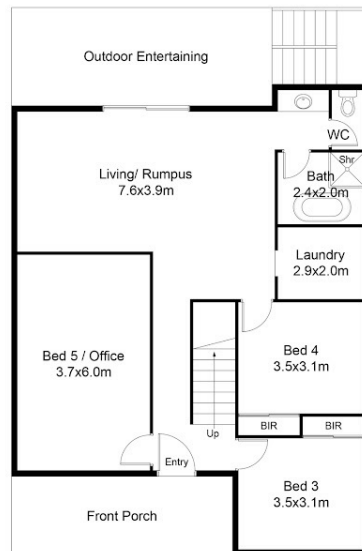
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DOWNSTAIRS FLOOR PLAN



UPSTAIRS FLOOR PLAN

137 Oliver 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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