

# FOR SALE

235 QUEEN STREET, GRAFTON, NSW, 2460

3  | 2  | 2 



## LOOKS CAN BE DECEIVING

PRICE: \$629,000 - \$645,000

Located in a convenient position to schools, the hospital, and within a couple of minutes' drive to the hub of the CBD is 235 Queen Street, Grafton offered 'her best yet'.

OPEN FOR INSPECTION:  
N/A

This sweet cottage has been held by the same family for close to 2 decades. She has been so loved, that what was once a very humble 2-bedroom, 1 bathroom abode was transformed into this now, very elegant home that is generous in all proportions. In the most part, she was stripped back to her bare hardwood timber bones. She has taken on an extension, a new full-length deck, new & refurbished bathrooms, a stunning new kitchen, new roofing and trusses, and now has a great shed, and more...

She still retains her adorable cottage façade, with a quaint little veranda, lined with flowering gardens. Her bold red door opens to the longest of halls, instantly reminding you that looks can be deceiving. From the front you would have no idea what is coming next.

Three generous bedrooms, all with built in wardrobes, fans, downlights, plantation shutters and the master bedroom with its own air-conditioner and ensuite bathroom. The sellers favoured two living areas over four bedrooms, although with some basic carpentry you could convert the front loungeroom to bedroom four if required. The main bathroom is fully equipped, and the ensuite spacious also.

At the end of the hall is the 'jaw-dropper'. Firstly, the morning sun that streams through the windows is divine. The large, air-conditioned open plan living/dining/kitchen/laundry space is absolutely


## Kylie Swift // 0488 161 621

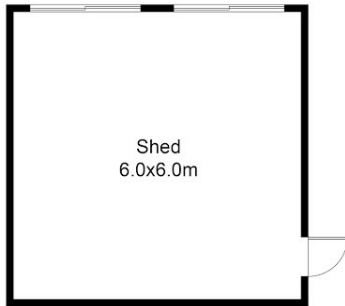
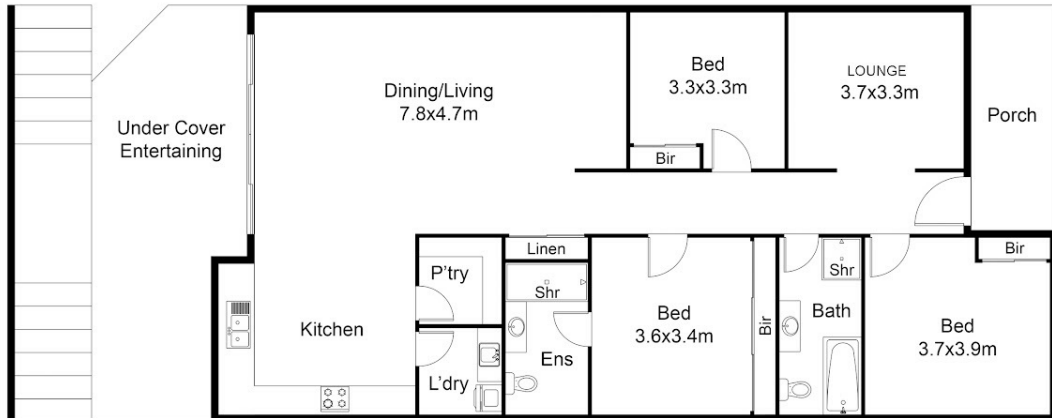
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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