

# FOR SALE

90 MCFARLANE STREET, SOUTH GRAFTON, NSW, 2460

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## FULLY RENOVATED BRICK AND TILE INVESTMENT IN FLOOD-FREE POSITION

PRICE: \$425,000 - \$445,000

OPEN FOR INSPECTION:  
N/A

South Grafton, brick and tile, flood-free positioning has always been popular with investors. Low maintenance, low holding costs and solid rental returns, provide the structure that enables confident portfolio growth over time.

90 McFarlane Street, South Grafton is a fully renovated, crisp and modern home that would be suitable for the first home buyer or investor. Fresh white walls, double blinds, downlights with dimmers, fans, air conditioning, and the open plan living/dining and kitchen; it's completely on-trend. The kitchen offers a black double sink, dishwasher, wall oven and electric cooktop frames by subway tiles. Three bedrooms surround the fresh modern bathroom with the heated towel rack, illuminated wall mirror and open shower design. The laundry conveniently located to the back door.

Externally, new grass has been recently raised to repair the pooches play area. A fire-pit/entertainment area has been constructed, and new fencing has made its way around the boundary. There is gated entry to the backyard, and storage is well catered for underneath the home. The front gardens creating tree-top views and privacy to the front balcony.

Approximate rates per annum: \$3500  
Approximate rental return: \$460 per week  
A current pest and building report can be made available.

Properties like this are usually snapped up quite fast, so make your move before its too late. SMS, Email or Call Kvie Swift of Virtue Property on 0488 161 621 or kvlie@virtueproperty.com.au to




**Kylie Swift // 0488 161 621**

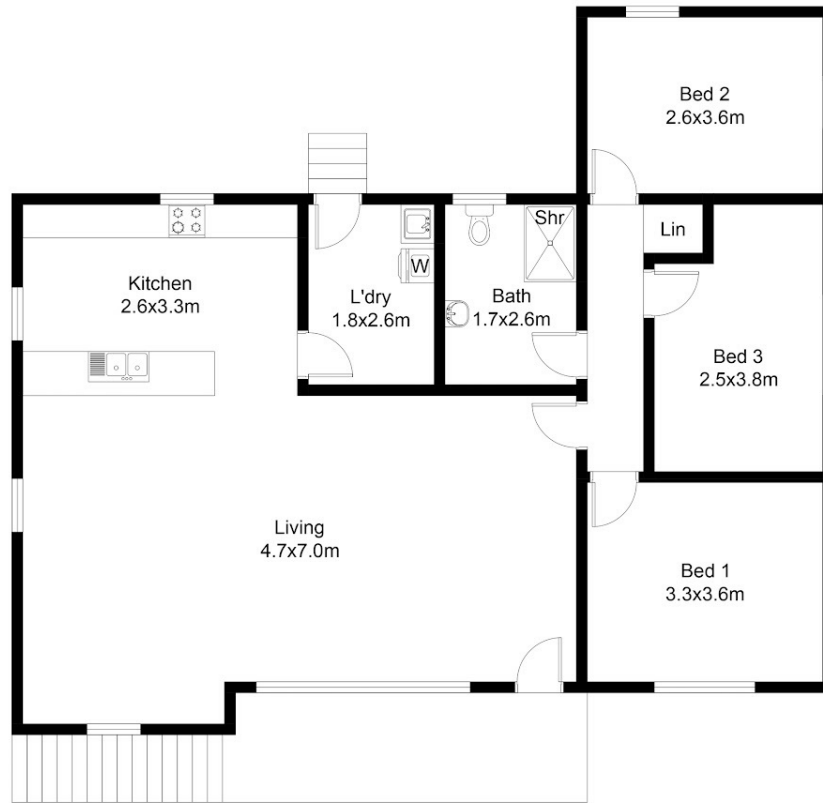
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

**Kylie Swift // 0488 161 621**

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