

SOLD

INVEST TO VALUE ADD

Positioned on a generous 670 sqm block in sort after Cambridge Street the package presents an ideal opportunity for first-home buyers or savvy investors looking to secure a foothold in the market. The interior has been well maintained over recent years with various upgrades to flooring, kitchen and in particular the brand new bathroom that has not yet been used. With 3 metre ceilings and offering 2 bedrooms, plus a 3rd sleep out/ office/ or nursery the home provides ample space for a family plus other flexible options and was recently rented at \$420/week.

Natural light flows into the north facing kitchen, dining and bathroom creating a warm and welcoming homely atmosphere and meets everyday comfort with split system air conditioning ensuring year-round climate control.

Step outside to discover the true potential of this property. The expansive 670sqm block is fully fenced, providing security while offering potential for recreating the shed space or perhaps a pool STCA. There's plenty of room for children to play safely, space for a vegetable garden, or the opportunity to add your own personal touches to create the perfect outdoor scene.

For the handyman or investor looking to value add the exterior of the home will embrace a make over to restore the classic design and further enhance its street appeal.

Families will appreciate the excellent educational facilities within walking distance. South Grafton Public School provides quality primary education within the local community, while South Grafton High School offers comprehensive secondary education.

The combination of practical features, generous land size, and prime location creates endless possibilities for the right buyer.

A build and pest report is available by request!

This Cambridge Street gem awaits your personal touch so don't miss this chance to secure your place in one of the Clarence Valley's most established communities.
Contact Ron Plowman Today!

Disclaimer: information contained herein is gathered from sources we believe to be reliable. The writer, Hill to Sea Real Estate, @realty and its staff will not be held responsible for any act or omission arising from the accuracy of such material including property boundaries and floor plans. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way be limited to, and should be directed to, your financial adviser, legal representative, any local authorities, land tax obligations, the

3 BED | 1 BATH | 1 CAR

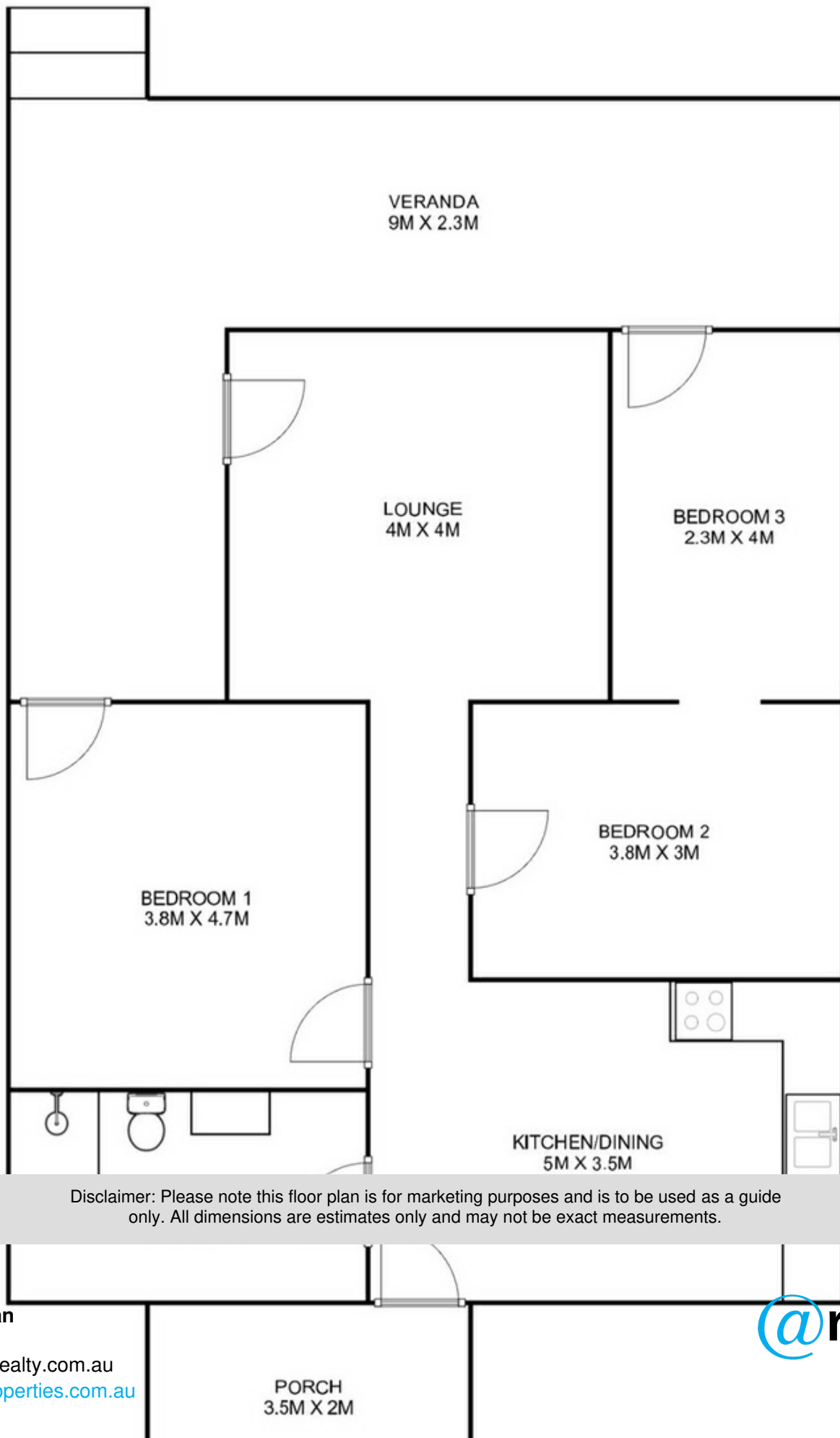
PRICE:
\$395,000

OPEN FOR INSPECTION:
N/A



Ron Plowman
0422702214
hilltosea@atrealty.com.au
buytheseproperties.com.au

161 Cambridge Street



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



ALL MEASUREMENTS ARE APPROXIMATE

