

Sold

5/31 BRUCE STREET, GRAFTON, NSW, 2460

2  | 2  | 1 



PRICED FOR IMMEDIATE SALE!

PRICE: \$420,000

Low-set, quality units remain highly sought in the 2460 area, by first home buyers, investors and downsizers alike.

OPEN FOR INSPECTION:
N/A

5/31 Bruce Street, surrounded by lovely gardens, is a low set brick & tile unit positioned in the highly sought 'Telarah Villas' complex, being 1 of 15 units, only a few minutes' drive from the Grafton CBD. It feels safe and secure here, with close to no foot traffic with mainly only residents and their guests driving by.

Recently refurbished with a fresh paint-through, new carpets and a brand-new stove (after photos), the unit presents fresh and light-filled. The air-conditioned central living space is open plan, with everything you need within just a few steps.

The kitchen streams with beautiful morning sun, as does the patio and clothesline area behind the single garage with internal access. The two bedrooms are spacious with built-in robes and fans, and this unique floorplan offers an ensuite to one bedroom and a spa bathroom to the other with a separate second toilet. This layout would suit a wide variety of occupants.

Externally, the yard to this unit is fully fenced with its own private gate, and the laundry is within the internal garage. There's even a doggy door for your small furry friend.

Approximate rates - \$2930pa
Approximate Strata - \$1728pa

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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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