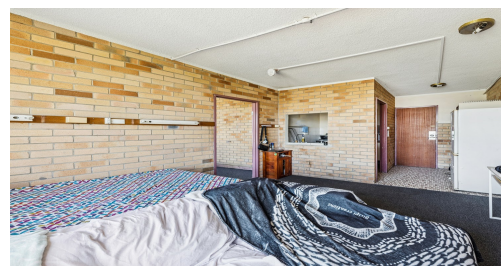


# FOR SALE

17/215 PRINCE STREET, GRAFTON, NSW, 2460

1  | 1  | 0 



## THE BEST TIME TO BUY REAL ESTATE IS YESTERDAY!

PRICE: \$189,000 - \$199,000

OPEN FOR INSPECTION:  
N/A

YES, the market has ebbs and flows, however time tells the story that investing in real estate seems to be one of the surest ways to build wealth. Our need for affordable housing continues to rise for all demographics, making units stand out investments in the 2460 marketplace.

The units at 213-217 Prince Street, Grafton have been evolving over the last decade. The façade has lifted, many units have taken renovation and as a result the value and rental returns have increased.

Unit 17 is in lease until the 16th of January 2026, returning \$260pw opening up to the investor or owner-occupier. The solid brick construction is resilient. This unit has no passing pedestrians being positioned on the Eastern end of the top floor. The 1-bedroom unit is light filled with southerly views over Grafton's CBD. The kitchen is functional, the bathroom ample, and units of this design within the complex popular with workers converting the living area to a bedroom for twin share.

Current rental income is \$13,520 per annum (before management fees are deducted).  
Strata Fees are approximately \$4,309.52 per annum (\$3,809.52 admin fund and \$500 capital works)  
Council rates are approximately. \$2210.00 per annum.

Historically these units sell fast and are often purchased sight unseen, or by existing holders in the complex. Be sure to make your intentions clear ASAP by contacting Kylie Swift via [kylie@virtueproperty.com.au](mailto:kylie@virtueproperty.com.au) or 0488 161 621.




**Kylie Swift // 0488 161 621**

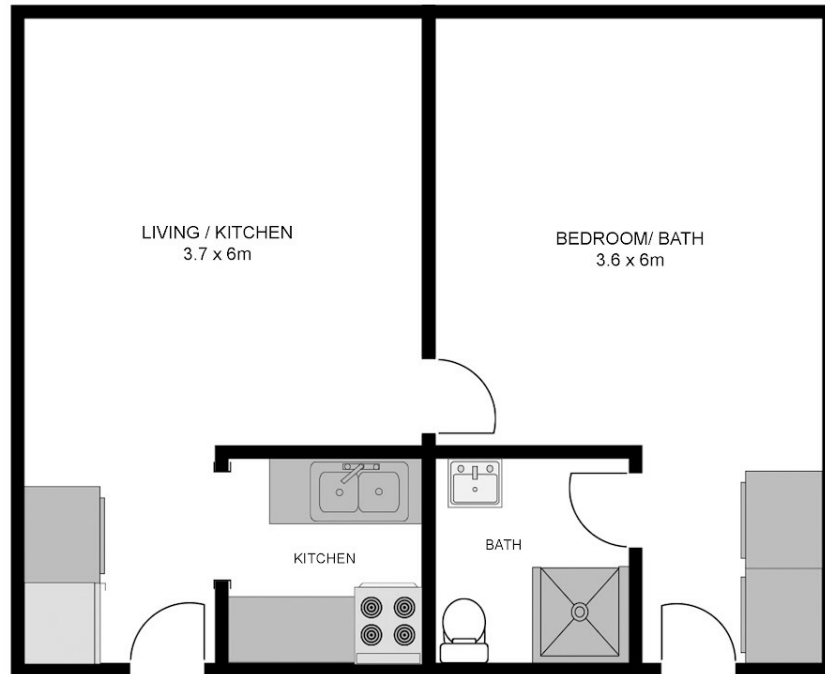
[kylie@virtueproperty.com.au](mailto:kylie@virtueproperty.com.au) // [www.virtueproperty.com.au](http://www.virtueproperty.com.au)



# FOR SALE

17/215 PRINCE STREET, GRAFTON, NSW, 2460

1  | 1  | 0 



Unit 17, 215 Prince 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.

**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // [www.virtueproperty.com.au](http://www.virtueproperty.com.au)

