




# Sold

194 VILLIERS STREET, GRAFTON, NSW, 2460

3  | 2  | 2 



## WE ARE OFF AND RUNNING!

PRICE:\$610,000

At this time of year there is no room for hesitation, as investors and owner-occupiers are moving fast, securing 2460 real estate, at 2025 prices.

OPEN FOR INSPECTION:  
N/A

This property package is sure to impress a significant buyer pool given its no-fuss, low-maintenance structure. Low-set brick living is easy here. Firstly, we are on an easy to maintain allotment of approximately 472m2, with an ample yard at the rear, perfect for a small pooch. The front yard framed by fragrant gardenias and magnolia.

The double, drive-through, remote garage is a fantastic feature. Not only do you have enough car accommodation for 'His and Hers' cars; the rear roller door also gives access to a platform that could fit a third car and trailer if that's your thing. If not, there's a very spacious, private, undercover entertainment area ready for gatherings or alfresco dining.

Our THREE BEDROOM, TWO BATHROOM design makes a very comfortable first home, downsizer and/or an investment property. All bedrooms have fans and built-in robes, the master bedroom boasting a walk-in robe and its very own ensuite bathroom. The air-conditioned open plan living/dining area is spacious and light-filled, there is space for the study nook, and the kitchen ergonomic.

We estimate this home would rent for approximately \$575 - \$595 per week. A pest and building report will be made available to interested parties. Call, SMS or email Kylie Swift of Virtue Property on 0488 161 621 or [kvlie@virtueproperty.com.au](mailto:kvlie@virtueproperty.com.au) to express your interest.






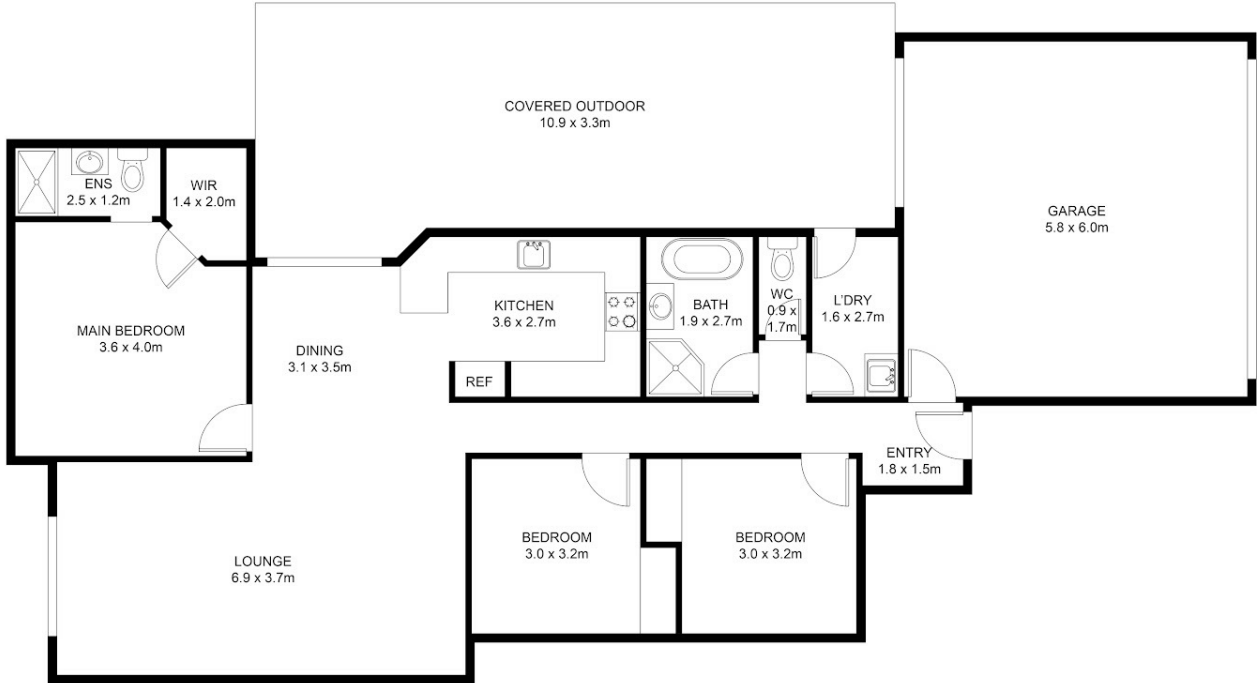
## Kylie Swift // 0488 161 621

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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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