



18 Edward Street, SOUTH GRAFTON, NSW 2460

Character, Charm & A Home Filled with Heart

For the past 19 years, 18 Edward Street has been much more than a house. It has been a cherished home, lovingly cared for and filled with memories. Now, as its owner prepares for a new chapter, an opportunity arises for another family to make this character-filled residence their own.

Positioned on a generous corner allotment in South Grafton, this charming high-set home offers a wonderful blend of period character, comfortable living and future potential. From the moment you arrive, the classic facade, picket fencing, established gardens and recently installed Colourbond fencing create an immediate sense of warmth, privacy and welcome.

Inside, the home retains many of the features that make older homes so desirable. High ceilings, timber flooring, traditional wall panelling and generous proportions combine to create a sense of space and authenticity that is increasingly difficult to find. Natural light fills the home throughout the day, enhancing its inviting atmosphere, while air conditioning provides year-round comfort.

The spacious kitchen serves as the heart of the home, offering ample storage, quality appliances and plenty of bench space for everyday living. Adjoining living and dining

TYPE: For Sale

INTERNET ID: 133P0026

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Elders Real Estate Grafton

3/97-101 Prince Street
Grafton, NSW
02 6615 1602

Benny Holder

0411 132 517

areas provide a comfortable setting for family gatherings, while the wide verandahs at both the front and side of the home offer the perfect place to enjoy a morning coffee or unwind in the afternoon breeze.

Accommodation includes two generously sized bedrooms, serviced by a well-maintained bathroom featuring a charming clawfoot bathtub that complements the home's character. A separate laundry adds further practicality to the layout.

Beneath the home, the expansive under-house area provides exceptional storage space and scope for a workshop, hobby area or additional utility space. Rear lane access further enhances the functionality of the property, providing convenient access to the backyard and additional flexibility for future improvements.

Outside, established gardens, mature trees and productive citrus plantings create a private backyard sanctuary that reflects years of dedicated care and attention. It is easy to imagine spending weekends tending the garden, entertaining family and friends, or simply enjoying the peaceful surrounds.

One of the home's greatest advantages is its convenient location. Just moments away, Skinner Street offers an array of everyday essentials including three popular caf  s, a butcher, post office, newsagency, bank and other local services, allowing you to leave the car at home and enjoy the benefits of a connected community lifestyle.

Whether you are searching for your first home, a character-filled residence to personalise, or an investment in a convenient South Grafton location, this property offers a rare opportunity to secure a home with genuine warmth and soul.

Properties that have been this well loved are not often offered to the market. 18 Edward Street is ready to welcome its next owner and the memories that come with it.

For more information or to arrange your inspection contact Benny Holder today 0491 616 380.

Benny Holder Licence No. 20312246

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- Land Area 306.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





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