



## 191 Ryan Street, SOUTH GRAFTON, NSW 2460

### Renovated Country Cottage on Over an Acre with River Frontage

The owners welcome all offers, which will be considered on or before Sunday, 19th October.

Imagine waking up to river views, enjoying the space of over an acre of land, and moving straight into a home where all the hard work has already been done. 191 Ryan Street, South Grafton offers the perfect blend of character charm and modern comfort, making it an exceptional lifestyle or investment opportunity.

This beautifully renovated country cottage is move-in ready, showcasing timeless features with fresh finishes that honour its history while delivering everyday convenience. From the welcoming front facade to the light-filled interiors, every detail has been considered to create a home that feels warm, stylish, and practical.

Outdoors, the property shines - with river frontage, expansive grounds, and room to relax, entertain, or simply breathe in the country air. Families, retirees, or lifestyle seekers will love the sense of space and freedom rarely found this close to town.

STCA the property is on 3 lots and lends itself the potential to expand and develop.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 133P0098

#### **SALE DETAILS**

**Expressions of Interest**

#### **CONTACT DETAILS**

**Elders Real Estate Grafton**  
3/97-101 Prince Street  
Grafton, NSW  
02 6615 1602

**Benny Holder**  
0411132517

Key Benefits & Features:

- Fully renovated cottage - move in with nothing to do
- Character detail and modern updates combined seamlessly
- Set on over an acre of land with direct river frontage
- Spacious interiors filled with natural light
- Established fruit trees
- Potential future development
- A rare lifestyle offering in South Grafton

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

Benny Holder Licence No. 20312246

Candy Boulton Licence No. 20424578

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided

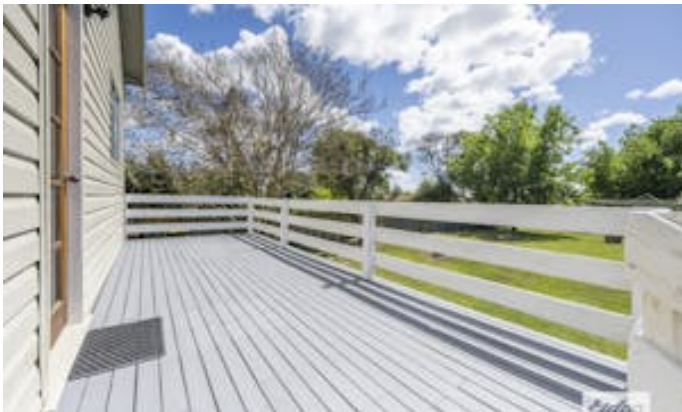
- Land Area 5,346.00 square metres
- Building Area: 123.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3







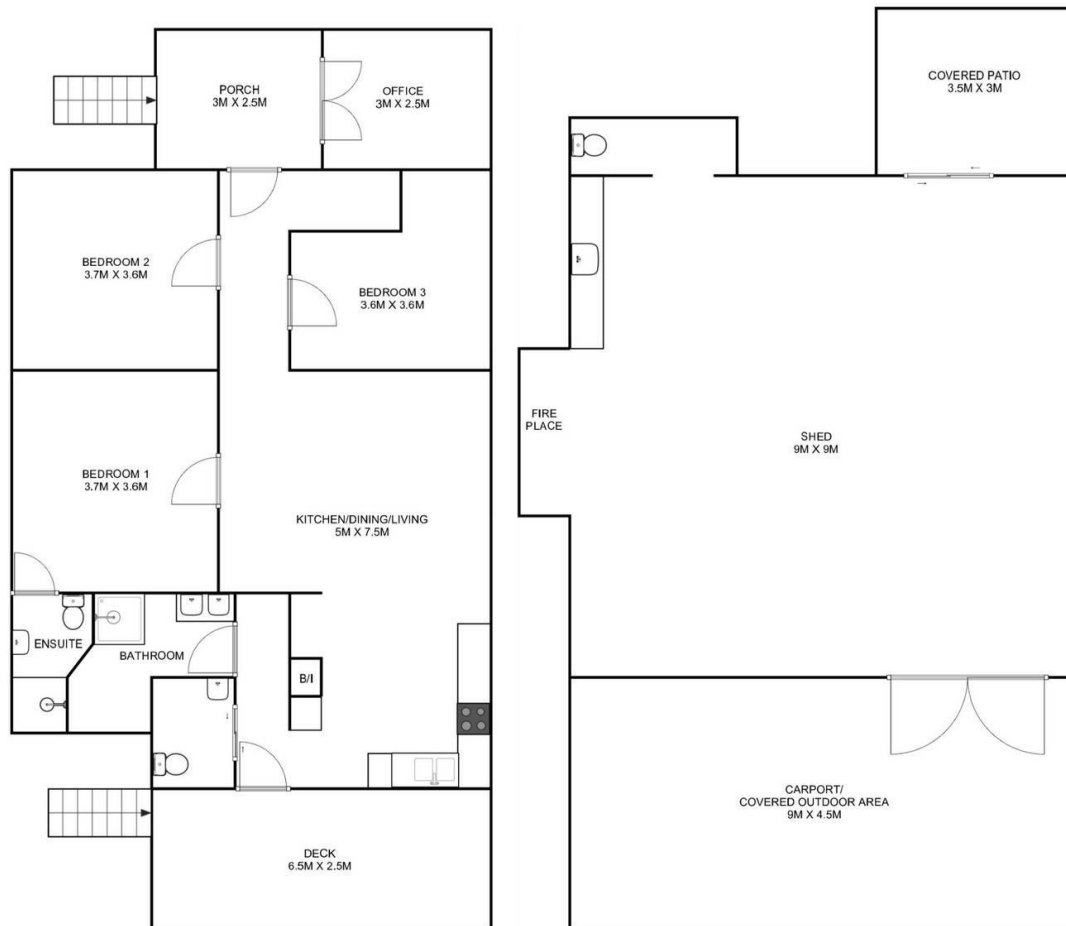








191 Ryan Street



ALL MEASUREMENTS ARE APPROXIMATE