



63 Queen Street, GRAFTON, NSW 2460

"Kinnaird" – A Grafton Icon from the 1880s

The owners welcome all offers, which will be considered on or before Sunday, 9th November.

Timeless Character, Modern Comfort, and Central Convenience

Steeped in history and elegance, "Kinnaird" represents a rare opportunity to own one of Grafton's most iconic 19th-century homesteads. Built in the 1880s by renowned local builder Kinnaird, this beautiful residence blends classic heritage character with modern functionality, offering space, comfort, and versatility in the very heart of town.

Lovingly restored and impeccably maintained, "Kinnaird" is a property that captures attention from every angle - from its grand proportions and light-filled interiors to its polished timber floors and soaring ceilings. Designed for modern living while retaining its old-world charm, this home delivers a unique lifestyle that few others can match.

Currently leased at \$650 per week with a lease in place until December 2025, the property offers an immediate income stream with tenants keen to stay on, though vacant possession is also available for those wishing to move in and make it their own.

TYPE: For Sale

INTERNET ID: 133P0113

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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

Benny Holder
0411132517

Lifestyle and Living

Every detail of "Kinnaird" evokes a sense of warmth and welcome. The large kitchen, complete with an island bench and abundant storage, forms the heart of the home - perfect for family gatherings and effortless entertaining. Multiple living and dining spaces flow easily to a private undercover alfresco area, ideal for year-round outdoor living.

The layout offers five bedrooms and three bathrooms, including two ensuited bedrooms, providing exceptional flexibility for family, guests, or multi-generational living. A separate granny flat/bedroom with its own ensuite and air conditioning adds even more versatility, ideal as guest accommodation, a teenager's retreat, or home office.

Key Features

- Five spacious bedrooms, three bathrooms (two bedrooms with ensuites)
- Built in the 1880s by respected local builder Kinnaird
- High ceilings, polished floors, and abundant natural light throughout
- Modern kitchen with island bench and excellent storage
- Flexible granny flat or fifth bedroom with ensuite and air conditioning
- Private undercover alfresco area perfect for entertaining
- 581 m² block with rear lane access and off-street parking for three vehicles
- Scope to add a shed or carport (STCA)
- Prime CBD position - walk to shops, dining, schools, and the library
- Currently returning \$650 per week; lease in place until Dec 2025 (tenants happy to stay)

Why You'll Love It

Opportunities like this simply don't come up often. "Kinnaird" offers the chance to secure a piece of Grafton's heritage - a home that combines history, charm, and income potential all in one. Whether you're an investor, a family seeking character and space, or someone who's dreamed of owning one of Grafton's landmark residences, this is your moment.

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

Benny Holder Licence No. 20312246

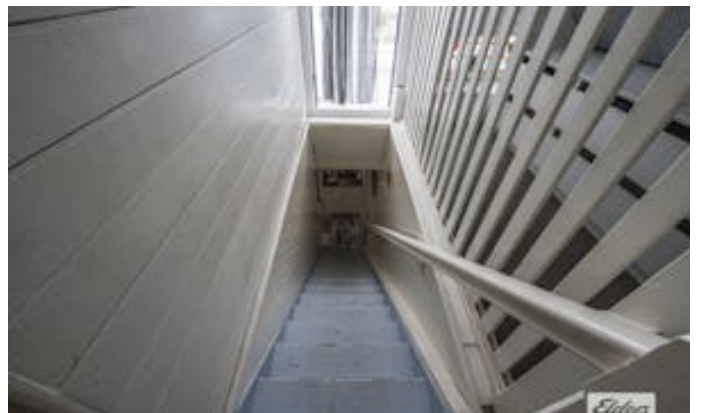
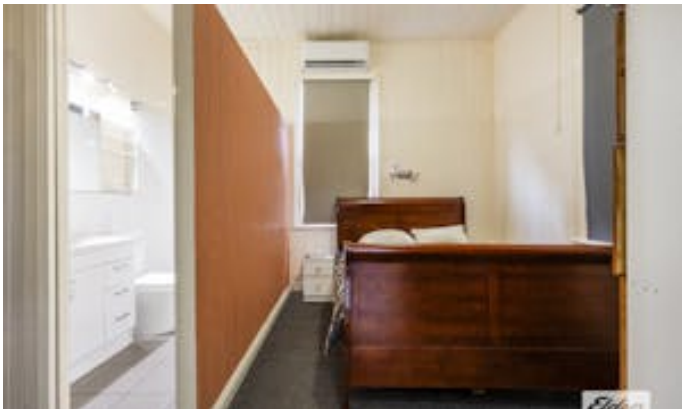
Candy Boulton Licence No. 20424578

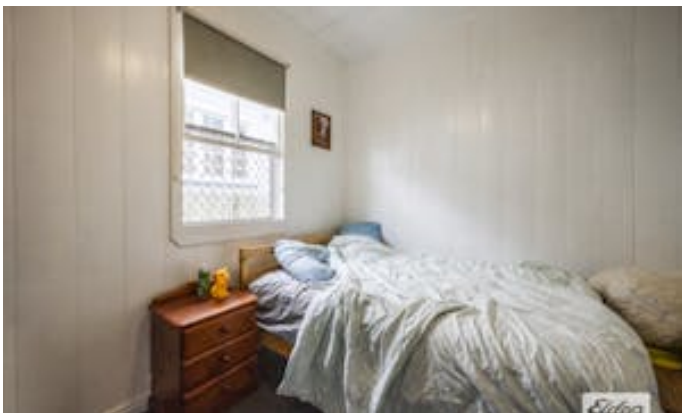
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- Land Area 581.00 square metres
- Bedrooms: 5
- Bathrooms: 3

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.

- Car Parks: 3









63 Queen St

