



2 Smith Street, GRAFTON, NSW 2460

Affordable, Versatile & Exceptionally Positioned – Don't Miss This One!

If you've been searching for a spacious, centrally located home that ticks all the boxes for lifestyle, comfort, and long-term value, 2 Smith Street, Grafton is the one you've been waiting for.

Set on a generous 575m² corner block with rare dual frontage to both Smith and Chapman Streets, this property offers the kind of flexibility and privacy that's hard to find at this price point. With minimal through traffic and a quiet neighbourhood feel, you'll enjoy the best of both worlds; peace and convenience just minutes from Grafton's CBD, schools, and amenities.

Step inside and you'll find a home that caters to families, entertainers, and investors alike. Upstairs features a well-appointed layout with three spacious bedrooms, a large living room, and an open-plan kitchen and dining area, all updated with a fresh, neutral aesthetic ready for you to move straight in or add your own style.

But it's the versatile lower level that truly sets this property apart. Whether you need a second living area, a kids' rumpus room, home office, or a private teenage retreat, this space adapts to suit your needs. Flowing through to the undercover outdoor entertaining area and sparkling in-ground pool, it's the perfect setting for year-round

TYPE: For Sale

INTERNET ID: 133P0125

SALE DETAILS

\$580,000

CONTACT DETAILS

Elders Real Estate Grafton

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Grafton, NSW
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Benny Holder
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entertaining and relaxed family living.

Additional benefits include:

- Low-maintenance block with excellent street appeal
- Multiple indoor/outdoor living zones across two levels
- Great separation of space for families with older kids or guests
- Neutral finishes throughout for easy styling
- Strong rental return of approx. \$500/week, appealing to investors
- Plenty of space to add further value in the future

This home represents one of the best opportunities in the market today-affordable, well-located, and packed with potential. With property prices on the rise and quality listings becoming harder to find, you'll want to act fast.

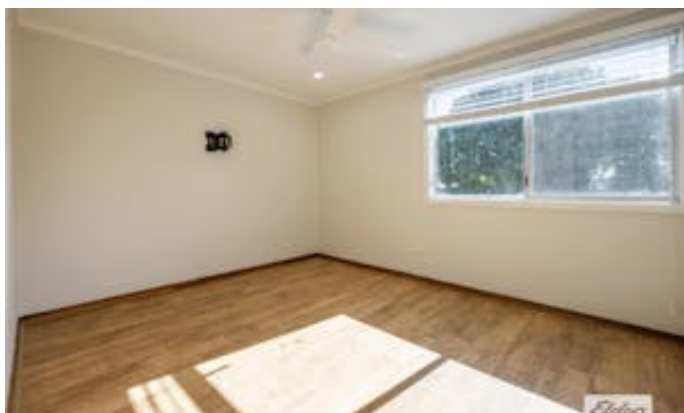
For more information or to arrange your inspection contact Team Benny today 0491 616 380.

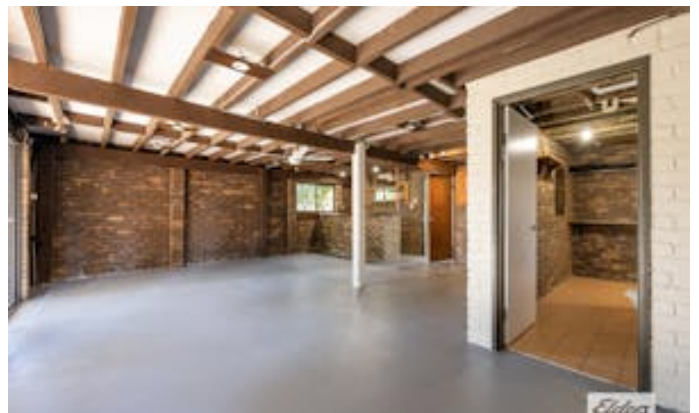
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- Land Area 566.00 square metres
- Building Area: 100.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









2 Smith Street

