



18 Ryan Street, SOUTH GRAFTON, NSW 2460

1,549m² Block | Strong Holding Income | Future Development Potential (STCA)

Expressions of Interest - The owners welcome all offers, which will be considered on or before Monday, 26th January.

Savvy investors will immediately recognise the appeal of this high-potential property, combining strong, secure rental income with a rare oversized allotment and genuine future development flexibility.

Set on an expansive 1,549m² parcel of land, 18 Ryan Street is currently leased on a fixed tenancy returning \$550 per week until September 2026, providing reliable holding income while future plans are considered. Opportunities to secure this level of land content within town limits, particularly with income already in place, are increasingly hard to find.

The property presents outstanding scope to subdivide or further develop (STCA), with the size and configuration of the block lending itself to a range of options. Whether your strategy is to landbank, explore a future subdivision, construct an additional dwelling, or on-sell a residual parcel, this property offers flexibility rarely seen in the current market.

TYPE: For Sale

INTERNET ID: 133P0130

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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

Benny Holder
0411132517

The existing weatherboard residence retains a number of classic features including high ceilings and polished timber floors, and offers three bedrooms, an air-conditioned formal lounge, dining room, kitchen and single renovated bathroom. The home provides a solid foundation for continued leasing as part of a longer-term investment strategy.

Additional improvements include a single lock-up garage, extra open storage and a rustic garden shed, adding further practicality for tenants.

Properties offering this combination of large land size, strong rental return and future development potential are tightly held and seldom available. Located within 1km to town conveniences, such as Coles, Bunnings, BCF, South Grafton Primary School, South Grafton Indoor Pool. 18 Ryan Street represents an ideal acquisition for investors seeking income today with multiple upside pathways tomorrow.

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 1,549.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1



