



## 17 Toona Way, SOUTH GRAFTON, NSW 2460

### Flood-Free Family Living with Space to Grow

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

Enjoy the peace of a flood-free location, the freedom of a large fully fenced yard with rear access, and the comfort of spacious family living all in one affordable package. Whether you're after a place to grow with your family or a smart investment with strong rental returns, this home delivers both lifestyle and value.

Inside, the air-conditioned open plan design keeps everyone connected, while the four bedrooms (including a master suite with ensuite and walk-in robe) ensure privacy and comfort for all. Step outside to entertain on the covered patio, watch the kids and pets play safely, and take advantage of practical extras like a garden shed for storage.

This is a property that gives you space, security, and smart buying - all at a price point that makes sense.

#### Key Features:

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:** 133P0174

#### **SALE DETAILS**

**Expressions of Interest**

#### **CONTACT DETAILS**

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

**Benny Holder**  
0411132517

- Flood-free 644m<sup>2</sup> block with full fencing & rear access
- 4 bedrooms, 2 bathrooms (master with ensuite & walk-in robe)
- Air-conditioned open plan living and dining
- Covered outdoor entertaining area
- Garden shed

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 644.00 square metres
- Building Area: 177.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1











