



## 72 Kelly Street, SOUTH GRAFTON, NSW 2460

### Charming & Freshly Updated Cottage

Wake up every day in a home that feels like it's been styled just for you. Fully refreshed with a gorgeous blend of character and modern finishes, 72 Kelly Street is a move-in-ready South Grafton cottage that's big on charm and low on maintenance â## perfect for first-home buyers, downsizers or investors who want all the hard work done.

Behind the pretty facade and front verandah you'll find a light, inviting interior with polished timber floors running throughout. The main living room is a real showpiece, featuring a statement chandelier, ornate ceiling rose and split-system air conditioning to keep things comfortable year-round.

The renovated eat-in kitchen continues the cottage-meets-contemporary feel, with soft green cabinetry, timber benchtops, feature tile splashback and plenty of storage. It's the kind of kitchen that makes everyday cooking feel a bit special, with room for a dining table at its heart.

All three bedrooms are well-proportioned, with the same warm timber flooring and soft neutral palette creating a calm, cohesive feel across the home. The beautifully updated bathroom brings a boutique, vintage-inspired touch â## walk-in shower, stylish vanity, brass tapware and feature mirror â## giving you a little "hotel at home" moment every

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**TYPE:** Sold

**INTERNET ID:** 133P0227

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

**Elders Real Estate Grafton**

3/97-101 Prince Street

Grafton, NSW

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**Benny Holder**

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morning.

Set on a level 528m<sup>2</sup> (approx.) block, there's space for kids, pets, a veggie patch or simply an easy-care lawn. Single car accommodation and side access add practicality, while the location places you within easy reach of local schools, shops and services, as well as the Grafton CBD just across the bridge.

At a glance

- Charming, freshly updated cottage on approx. 528m<sup>2</sup>
- 3 bedrooms, 1 stylishly renovated bathroom
- Polished timber floors and high ceilings for that classic character feel
- Elegant main living room with feature chandelier and split-system air conditioning
- Gorgeous eat-in kitchen with soft green cabinetry, timber benchtops and feature tiling
- Updated laundry area with direct access to the rear
- Front verandah for morning coffee and quiet afternoons
- Single car accommodation plus additional off-street parking
- Convenient South Grafton location close to schools, shops and services

If you're searching for a home with personality, presentation and nothing left to do but move in and enjoy, 72 Kelly Street deserves to be at the top of your list.

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

Benny Holder â## Licence No. 20312246

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- Land Area 528.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1



