

65 Duke Street, GRAFTON, NSW 2460

ACT NOW AND BE IN BY CHRISSY

BUYERS BEWARE! This property is on the market to fulfill even your most outrageous Cinderella fantasy. If you're afraid of stories with happy endings it's time to look away now. We present to you the once ugly duckling that has emerged as a swan, 65 Duke Street.

Centrally located in the ye-olde town of Grafton, just on the edge of trader's row and a stone's throw from sporting reserves, this jewel is sure catch the attention of eligible ladies and gentlemen from far and wide.

What greets you, as you cautiously approach the chateau for the first time, is the beautiful art deco cast iron railings which swan around the front deck lathered in real Australian hardwood. Sturdy (made in the good ol'days) and just perfect to complement the rounded brick base upon which the deck sits. You can sit on the perfectly positioned deck drinking from your crystal glass and surveying the land or use the deck to bring an abrupt end to a terrible story with a gentle nudge of the fairy godmother-in-law straight off into the well-established garden.

Have no fear if this is your intention, there is 1353m2 to dispatch of any incriminating evidence Well let us say 1349m2 because 4m2 is already in use for this purpose

(this is for dramatic effect only). There is even dual street entry with a rear access from Fisher Street (which runs off Prince Street).

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: Sold

INTERNET ID: 22258758

SALE DETAILS

\$519,000 - \$530,000

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Terry Deefholts
0413 299 176

Quick! Before the clock strikes 12, let's talk about the rest the property. Five bedrooms, 2 bathrooms, a double colorbond shed, a timber garage and carport and an open garage space on the lower level of the house - plenty of room for your very own carriage or four. There is no need for you to mop the beautiful hardwoods floors either. With two bedrooms and a kitchenette downstairs there is plenty of room to relegate the wicked stepsisters to their own living quarters. Included in the downstairs area, a kitchenette and living area so no need to squander your vision on them unless they're serving your every whim.

Whilst we're talking about your every whim, you'll be the bell of the ball with your very own built-in heater and an upstairs living space big enough for the whole royal entourage. A map of castle (floorplan) should be inspected prior to viewing.

There is no need to settle for a pumpkin with the layout of this place, and with the beautiful trees shielding your castle from the westerly sun out the back you can be assured that the goose wont be cooked before you're ready.

How about the beautiful in-ground pool and outside entertaining area? Crystal-clear water

enough to turn any gown into tethers (and by tethers I mean bathing suit). How irresistible to any purchaser or potential suitor for the Prince.

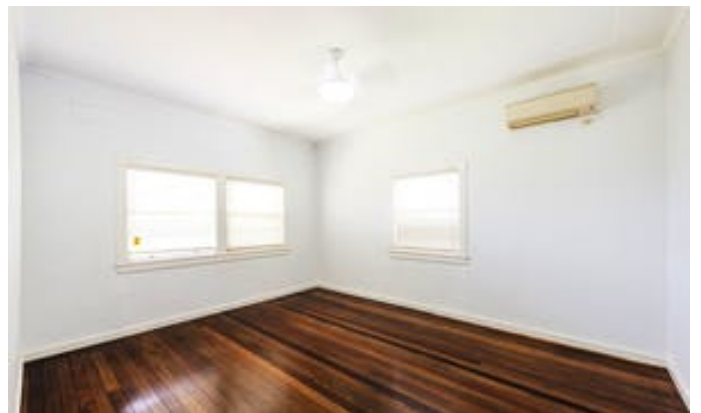
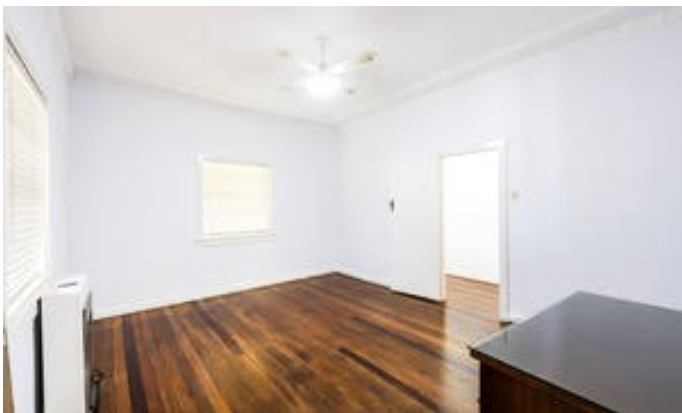
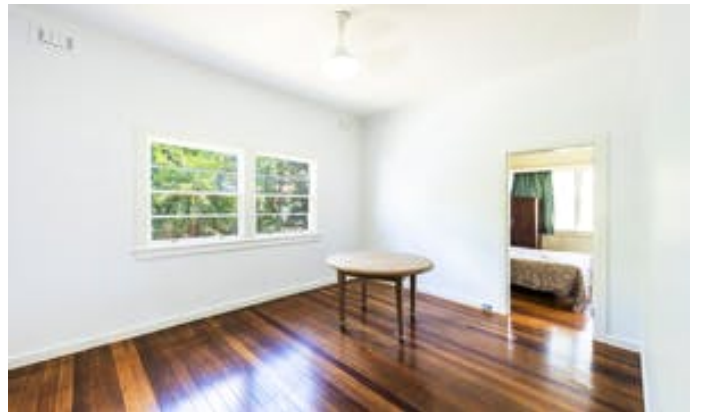
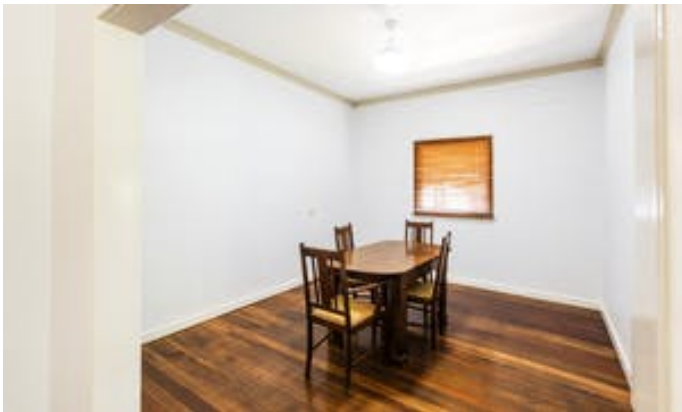
Owned and renovated by a licenced builder, this castle has the benefit of old world charm, modern convenience and loads of versatile space.

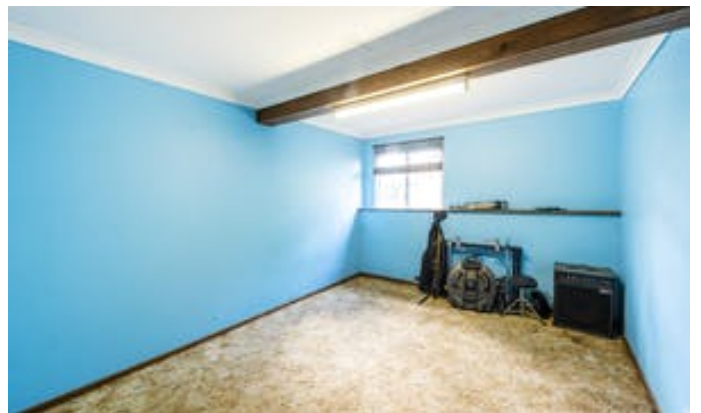
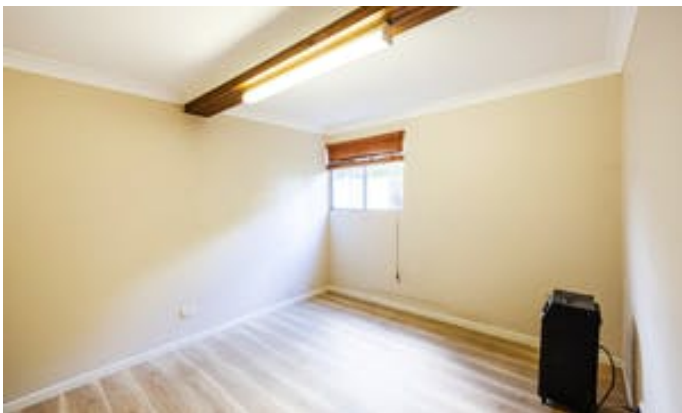
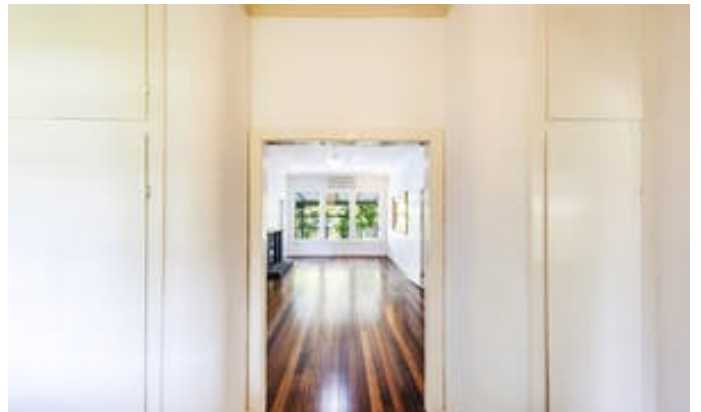
It's now time to give your Prince Charming, Terry Deefholts, a call today (0413 299 176) to arrange your very own tour of the castle.

Your glass slipper is waiting, don't let this one get away ...

Other features: Close to Shops, Close to Transport, Fireplace(s), Garden, Secure Parking, Polished Timber Floor

- Land Area 1,353.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- 4 car garage
- Single carport
- Swimming Pool
- Air Conditioning









65 Duke Street Grafton

