



## 45 Queen Street, GRAFTON, NSW 2460

3 Income streams projected to return \$900p/w!!!

Yes 2021 is looking up; to know the mortgage is under control and looked after. That does sound nice and could be a real possibility here - we are talking returns of approx \$900per week.

Let's break it down, located just two blocks from the bustling main street of Grafton, 45 Queen Street comes oozing charm, heritage and character, let's just say you will fall in love with this! The unique opportunity here most likely meets an investors dream with the income from not one but two commercial properties. These are currently being leased out for a combined income of \$480 per week (new tenant ready to go at \$270p/w = \$550p/w) now add the home if you want to invest at \$350 per week, you can start to see it all adding up.

This elegant home sitting on 458m2 features high ceilings, polished timber floors and the minute you walk through the door you are immersed with an overwhelming sense of home. A large kitchen with a walk-in pantry and dining area has been recently updated with a modern fit out keeping respect to heritage (circa 1915) feel. Space and volume are something this property has ample of, with a large lounge room on the ground level and two spacious bedrooms on the top floor. The main-bedroom highlighting a walk-in robe and access to the front veranda that boast beautiful views of the Grafton CBD. A newly renovated bathroom completes this home paying homage to it's heritage.

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:** 22645516

**SALE DETAILS**

**\$650,000**

**CONTACT DETAILS**

**ELDERS REAL ESTATE  
GRAFTON**

70 Pound Street  
GRAFTON, NSW  
02 6642 1122

**Benny Holder**  
0411 132 517

If you are looking for an investment property that packs a punch, do not wait to contact Benny today as we project strong competition for this package. Call Benny on 0491 616 380 today to arrange a viewing.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Fireplace(s)

- Land Area 458.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Air Conditioning













