

## 316 North Street, GRAFTON, NSW 2460

LESS THAN A WEEK LEFT - SELLING UNDER THE HAMMER

\* BUILDING AND PEST INSPECTION REPORTS AVAILABLE UPON REQUEST \*

The market is starved of family homes with privacy and space. The demand for properties such as this clearly outweighs the supply, meaning those who are in the market for a home such as this MUST be registered to bid. Our sellers have a time-frame that needs to be met, meaning upon the fall of the hammer on the 16th of March we will be welcoming new owners.

Qualified buyers, we urge you not to perceive this property to be out of your price range. Our sellers are committed to meeting the market and selling at auction. Please ensure you are registered to bid, as those who are not simply will miss their chance to secure this property.

A room-by-room tour video & floor-plan is supplied to walk you through the home and give you an understanding of the options provided versatile layout. Given the lower level is equipped with its own master suit, kitchenette and living space, this whole level is the ideal parents retreat or accommodation for guests. The upper level of the home has undergone updates and renovations to a neutral palate. The open plan kitchen/living/dining space integrates seamlessly to the front and back verandas. All

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:** 22842569

### AUCTION DETAILS

6:00pm, Tuesday March 16th, 2021. Grafton District Services Club

### CONTACT DETAILS

**ELDERS REAL ESTATE  
GRAFTON**

70 Pound Street  
GRAFTON, NSW  
02 6642 1122

**Jake Kroehnert**  
0478 747 771

three bedrooms on this level are of generous size with built-in-robos. The double car garage boasts extra space for a workshop and storage.

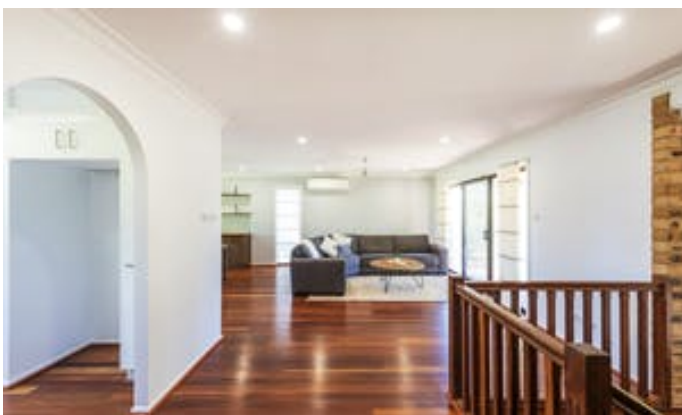
Given the block size of approximately 1 acre, there is endless opportunities for a pool or further shedding (STCA). The X factor about this property that most others cannot replicate, is the yard space and privacy that a block of this size brings. Rarely do you ever find a property such, with such proximity to schools, shops and the CBD.

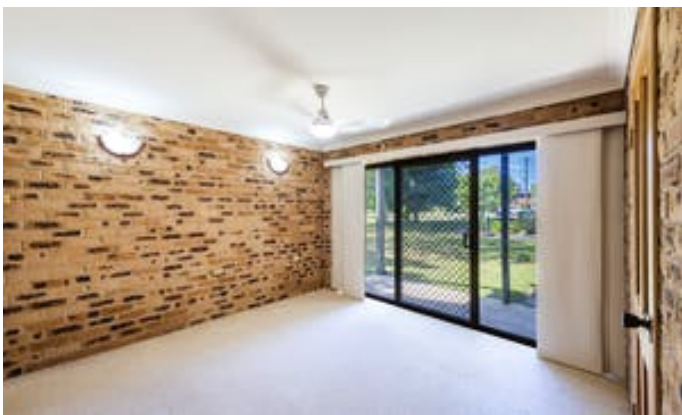
This property will be sold under the hammer on the 16th of March. We have just over three weeks to prepare you to bid. Do not let this property slip away, as something similar to this may not be presented to the market in the near or distant future due to its rarity and scarcity. Contact Jake Kroehnert on 0447 747 771 to declare your interest.

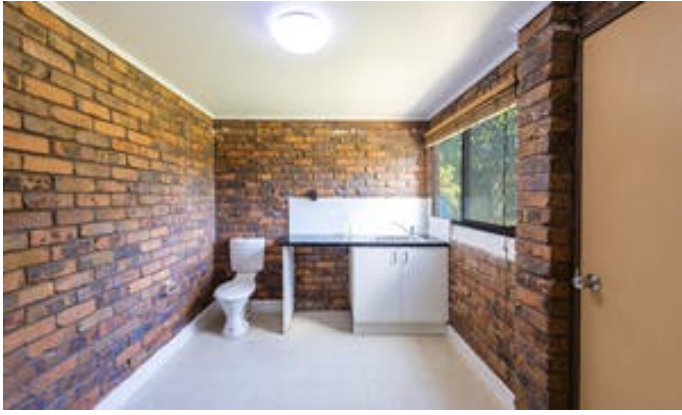
Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, Solar System

- Land Area 4,000.00 square metres
- Building Area: 204.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Air Conditioning







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