



## 40 Spring Street, SOUTH GRAFTON, NSW 2460

### MORE SPACE THAN STAR WARS

Located in the heart of South Grafton, walking distance to schools, shops and transport sits this character filled 2 story home. The property itself is in one the quieter parts of Spring Street and sits on a large 801m2 (approx.) block.

Upstairs consists of 3 generously sized carpeted bedrooms, an open plan kitchen/dining area, polished timber floorboards and a reverse cycle air conditioner in the living area. Downstairs features the laundry, storage room and 2 rumpus rooms, the perfect area for a teenage retreat.

Elders Property management team have estimated a rental return of approximately \$390-\$420 in this current rental market making it an ideal investment opportunity.

The large outdoor undercover area is the perfect space to entertain family and friends while watching the kids play in the fully fenced yard. The shedding here is endless, finding a place to store your toys will never be an issue here with the large powered shed and carport at the back of the property big enough to fit 6 cars plus the lock up garage underneath the house.

**TYPE:** Sold

**INTERNET ID:** 23075366

**SALE DETAILS**

**\$325,000**

**CONTACT DETAILS**

**ELDERS REAL ESTATE  
GRAFTON**

70 Pound Street  
GRAFTON, NSW  
02 6642 1122

**Dave Dart**  
0427 440 808

This is the first time 40 Spring Street has entered the market in over 25 years, properties as unique as this one are hard to come by so contact Dave Dart today on 0427 440 808 before you miss out.

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: Close to Schools, Close to Shops, Close to Transport, Secure Parking, Polished Timber Floor

- Land Area 801.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 5 car garage
- 3 car carport
- Air Conditioning





