



## 216 Queen Street, GRAFTON, NSW 2460

### FEDERATION HOME ON OVER 2,300sqm

Looking for somewhere to raise your growing family then you must inspect this home. Sitting on a large 2,384m<sup>2</sup> (approx.) block is this gorgeous federation styled home that was built in the early 1900's.

The home itself has 4 generously sized bedrooms and a large living area that is serviced by a reverse cycle air conditioner and fire place, perfect for all year-round comfort. Other features include polished timber floor boards, high ceilings and a recently renovated kitchen and bathroom.

The undercover entertaining area overlooks the large fully fenced backyard and is the perfect place to watch the kids play. Finding a place to store your cars and toys will never be an issue here with a single lock up garage at the front of the property and a large colourbond garage housing at least 4 cars and carport to the back of the block with rear lane access. The 2132m<sup>2</sup> block provides the possible future development opportunities (STCA). Topping all of this off is the 3.3kw solar system to help power all the families needs.

Elders Property Management team have estimated a rental return of approximately \$380 to \$400 per week in this current rental market.

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:** 23185184

**SALE DETAILS**

**FASTRAK**

**CONTACT DETAILS**

**ELDERS REAL ESTATE  
GRAFTON**

70 Pound Street  
GRAFTON, NSW  
02 6642 1122

**Benny Holder**  
0411 132 517

We expect interest to be strong so please contact Benny Holder on 0491 616 380 to declare your interest today.

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 Transport, Fireplace(s), Garden, Secure Parking

- Land Area 2,384.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- 3 car garage









