



150 Dobie Street, GRAFTON, NSW 2460

CHARM & CHARACTER IN A GREAT LOCATION

Recent campaigns of similar properties have proven just how sought after properties of this type, in this price range are right now. With limited opportunities to inspect, we suggest you make your interest known early in order to avoid missing your chance. With the Christmas shut-down period approaching, there is limited time left to secure a property in 2021. As time goes on, prices are moving rapidly so please put your best foot forth as soon as possible.

The approximate 598m2 block is neatly positioned in a highly regarded and central location, just a moments' walk to the CBD. The home is packed with charming & ornate features from front to back, such as high ceilings & decorative cornices/ceilings throughout. The versatile floorplan has previously allowed the owner to use the property as a four-bedder, with the benefit of an enclosed sunroom offering the practicality of extra potential bedrooms.

Two generous bedrooms are of great size, typical of the era. Adjoining both bedrooms, are two additional rooms that could most certainly be used as bedrooms should the new owners wish to do so. The current owners have loved the property for over 60 years, and has in the past been occupied large families. The formal living space is central, with an additional living space at the back adjoining the kitchen. A single car garage is accessible alongside the home. Please refer to the floor-plan provided for an

TYPE: Sold

INTERNET ID: 23293828

SALE DETAILS

FASTRAK

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Jake Kroehnert
0478 747 771

understanding of the options here, however an inspection is most certainly the best way to gain a sense of what this property has to offer.

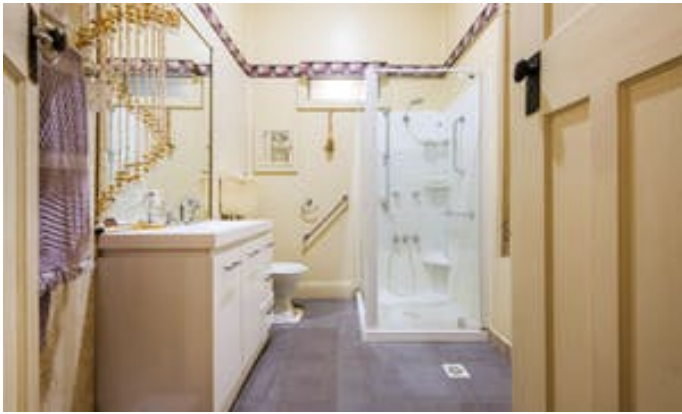
Please be prompt in making your interest known to be kept up-to-date with inspection times. Our sellers are ready to move on, and we expect offers to come hard and fast. We suggest that you put your best foot forth immediately. Contact Jake Kroehnert & Tiahnee Cropper on 0478 747 771 today.

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: Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Secure Parking

- Land Area 589.00 square metres
- Building Area: 176.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport
- Air Conditioning





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