



22 Kent Street, GRAFTON, NSW 2460

A PERIOD MASTERPIECE

Federation homes with class and stature don't come much better than this. Located in the Dovedale area is an outstanding opportunity for the lovers of period homes with polished timber floors and high beautiful ornate ceilings. Given the package that is offered here, situated a short stroll from the Clarence River and only minutes from Grafton's CBD, this is an auction that you simply cannot afford to miss.

Walking inside you'll find four bedrooms each with their own character and charm, three fit with ceiling fans. The kitchen comes complete with a breakfast bar that opens into the main dining area. A formal lounge area at the entrance of the home with picture rail and ornate cornicing welcomes you and a key feature to this grand home is the second lounge room complete with an open fireplace and study area.

The property includes a double lockup garage under the home with ample storage space underneath ready to fit any purchaser's needs. The grand age of the home is matched by how much space that we have on this large block totalling a whopping 1,251m² clearly leaving you plenty of room, making it the perfect site to build a larger shed or workshop next to the existing vintage country covered seating area or subdivide (STCA).

TYPE: Sold

INTERNET ID: 68P4615

AUCTION DETAILS

6:00pm, Wednesday June 22nd, 2022

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Benny Holder
0411132517

With instructions that the property must be sold! We will be going to auction on 22nd of June. There are very few period properties currently offered to the market, making this one to keep an eye on. Please declare your interest as soon as possible and prepare yourself to register to bid.

For more information or to book an inspection contact Benny Holder today on 0491 616 380.

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.

- Land Area 1,251.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2





