



31 Spring Street, SOUTH GRAFTON, NSW 2460

Large Family Home

If you're looking for an affordable family home on a large block then look no further. 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 of the quieter parts of Spring Street and sits on a large 1334 m2 block.

Entering the home you will be greeted by the spacious open plan lounge and dining room where air conditioning and a wood fireplace have been installed to keep your family comfortable all year round. The kitchen is of generous size with plenty of cupboard and bench space making it the perfect sized family kitchen.

4 bedrooms are positioned downstairs off the lounge room and upstairs you will find the fifth bedroom along with a second living area perfect for a parent or teenage retreat. The main bathroom has been recently renovated with a natural color scheme. The second bathroom is perfect for the morning rush hour, located at the end of the back veranda.

Step out the back onto the covered back porch to a large fully fenced back yard with your very own mango, orange and mulberry trees. There is also a 3 bay carport and workshop area.

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: 68P4680

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Melissa Dayes
0467 000 447

Elders Property management team have estimated a rental return of approximately \$440-\$460 in this current rental market making it an ideal investment opportunity.

Book you inspection today! For more information please call Mel Dayes on 0467 000 447.

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: Heating

- Land Area 1,334.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 3





