



25 Kent Street, GRAFTON, NSW 2460

PRICE GUIDE: \$300,000 - \$330,000

Presented here is an outstanding opportunity for any investor looking to add to their portfolio or first home buyers entering the market, 25 Kent Street Grafton is one of very few affordable properties in Grafton.

This home comes with all the natural charms you would expect and deserve, containing but not limited to high ceilings and large bedrooms sizes. The functional kitchen and bathroom pay homage to the era but allow you freedom to make it your very own, any updates or renovations will most certainly add value.

Notable features include

- Air-conditioning
- Approx. 774m2 block with backyard access
- Ample space for swimming pool or further shedding (STCA)
- Walking distance to the local shops and Clarence river
- Rental appraisal predicts a rental return of approx. \$350 - \$380 per week.

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: 68P4681

SALE DETAILS

\$300,000 - \$330,000

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Benny Holder
0411132517

DUE TO UNFORESEEN CIRCUMSTANCES OUR SELLER IS NEEDING TO MOVE ON SO I ENCOURAGE ALL BUYERS TO INSPECT.

Be quick in declaring your interest contract Benny Holder on 0411 132 517.

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 774.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage



