



## 25A Mary Street, GRAFTON, NSW 2460

### PRIME PACKAGE IN A PRIME LOCATION

The location of 25A Mary Street is just one of many features that stand this property out from anything daring to be classed as similar. Steeped amongst homes of similar quality and stature we bring you an opportunity to secure a property in one of Grafton's most sought-after areas within close proximity to schools, the hospital and CBD.

The space on offer throughout is well above standard with the remainder of the home following a neutral palate. Hosting three spacious bedrooms all with built-in-robres, whilst the master suite features a fully equipped ensuite bathroom. A private courtyard the back of property is ideal for private relaxation, being accessible from the Kitchen/ Dining / Living space inside.

The single car garage has remote access with internal access with additional space for storage. Being of Torrens Title, means no strata or body corporate fees giving the new owner an easy, stress-free life without the ongoing maintenance that comes with homes on larger allotments.

With low-maintenance homes being extremely scarce, we suggest you declare your interest early as this ideal opportunity for the incisive investor, first home buyer or downsizer will not last long. Contact Dave Dart on 0427 440 808 for more information.

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:** 68P4688

#### AUCTION DETAILS

6:00pm, Wednesday July 27th, 2022

#### CONTACT DETAILS

#### ELDERS REAL ESTATE GRAFTON

70 Pound Street  
GRAFTON, NSW  
02 6642 1122

**Dave Dart**  
0427 440 808

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

- Land Area 492.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite





