



13 O'Brien Place, SOUTH GRAFTON, NSW 2460

PERFECT FAMILY HOME IN A CUL DE SAC

Those in the market looking for a move-in ready, low-maintenance & affordable home will not want to miss this one. Whether you're an investor, first home buyer or downsizer â## we know you will love what you see here.

The home itself has a simple, yet very purposed layout. Well positioned at the front of the floor-plan is the large formal living space with two access doors to the front porch. The living area seamlessly connects to the formal dining space and further onto the updated and modernised kitchen. The home is complete with three queen bedrooms, each with ceiling fans. Lastly, the main bathroom is what you need and desire for the family and extremely generous in size.

Positioned on a generous 816m2 corner block this property appeals to the astute buyer, from dual lock up garage, very low maintenance yard, secured at the rear for the pets, with a spacious pool and outdoor entertainment area for the whole family and friends.

We make note for Investors that with the current rental return of \$380p/w we expect it to return \$430p/w in the current market.

TYPE: Sold

INTERNET ID: 68P4729

SALE DETAILS

\$400,000 - \$440,000

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Benny Holder
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With properties harder to come by, affordable gems are becoming rarer, meaning this is not an opportunity that you can afford to miss. 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 816.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2



