

**1-4/81 Clarence Street, Grafton, NSW, 2460**



**Block Of Units For Sale**

Saturday, 11 January 2025

1-4/81 Clarence Street, Grafton, NSW, 2460

**Bedrooms: 5**

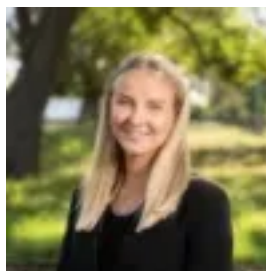
**Bathrooms: 4**

**Parkings: 4**

**Type: Block Of Units**



Jake Kroehnert  
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Brooke Corbett  
0422260192

## QUALITY ADDITION TO ANY PORTFOLIO

### Auction Details:

Saturday 1st of February 2:30pm

Grafton District Services Club

\*Building & Pest Inspection Reports Available Upon Request\*

\*Information Memorandum Available Upon Request\*

Presenting an exceptional investment opportunity at 81 Clarence Street, Grafton, this property is set on a generous 760m<sup>2</sup> (approx.) block and comprises four well-designed units, making it a prime choice for savvy investors. This property will be sold at auction on the 1st of February providing a unique chance for buyers to secure a valuable asset in a competitive market.

Unit 1 is the largest of the four, featuring two spacious bedrooms and a well-appointed bathroom. The remaining three units each boast a similar layout, consisting of one bedroom, one bathroom, and an open-plan kitchen, dining, and living area. This design promotes comfortable living and maximises the use of space. Please refer to the floor plan provided for an understanding of the layout.

The downstairs area features four dedicated carports, one for each unit, along with a communal lock-up laundry room that enhances tenant convenience. Additionally, there is open storage space available, catering to various storage needs. Upstairs, a long verandah connects all of the units, creating a welcoming outdoor space for residents to enjoy.

Another important feature to consider for this property is the thorough and selfless maintenance/upkeep conducted by the current owner. The new owner can rest assured they are buying a well loved and maintained asset for life.

### Notable features include:

- 760m<sup>2</sup> block (approx.)
- 1 x 2-bedroom, 1-bathroom unit
- 3 x 1-bedroom, 1-bathroom units
- Communal lock up laundry
- 4 x single carports
- Combined current rent - \$1,170 per week
- Combined rental appraisal - \$1,220 per week
- Information memorandum available upon request

This property offers an affordable opportunity to secure four streams of income, making it an unbeatable investment choice. With its strategic layout, you won't find another opportunity like this on the market. Don't miss your chance to invest in this remarkable property! Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection.

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.