

48B O'Malley Close, Grafton, NSW, 2460



Block Of Units For Sale

Saturday, 7 December 2024

48B O'Malley Close, Grafton, NSW, 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Block Of Units



Kylie Swift

TORRENS TITLE UNIT IN ONE OF GRAFTON'S SAFEST LOCATIONS

Every property I have listed in O'Malley Close, has been subject to multiple offers, sale prices superseding the vendors expectations, and very short days on market.

Here are some reasons why O'Malley is highly regarded:

This modern estate was raised to be considered 'flood-free', hence the ability to build flat on the ground. The street is mainly owner occupied, and most of the homes are of a similar age and construction.

Be as private or neighbourly as you like. This quiet no-through street provides serenity with a soft undercurrent of community spirit. If you hurry up and buy before Christmas, we are certain you will be invited to the street Xmas Party. This location is just a few blocks from the Hospital and a quick drive to shops. Families and retirees are drawn to this location.

We have already established that this is a location buy. We also see it as a lifestyle buy. Here are some points as to why we know 48B O'Malley will enhance your life:

By the time your mower is heated up, its time to turn it off again. If you are ready to fill your days outside of the home, instead of around the home, this property is the perfect fit!

This Torrens Title, lowset brick and tile unit, offers close to no maintenance and upkeep. The unit is coming up to its 8th Birthday and so everything is still in great condition. What will you do with all that extra time?

Your lifestyle will be enhanced here, because you can easily lock up, and go do whatever your heart desires. Safe streets and great neighbours naturally act as added security, so you don't have to worry when away.

We have established it's a great location, and that this unit will gift you more time to focus on the things you love. When you are not out enjoying family/friends or travelling, we know you will appreciate the following creature comforts:

'His and Hers' living areas at separate ends of the unit. We know you want to watch your own TV shows, and sometimes just need extra personal space. Our 2-living-area floor plan is a massive point of difference.

Your own ensuite bathroom. Ensuites are not reserved for large luxurious homes as you can see here! Your generous master bedroom offers built-in robes, plus an ensuite. Bedrooms 2 and 3 have access to the fully equipped bathroom central to the home. Storage is generous.

Tiled and carpeted areas, fans throughout, and 2 air conditioners to control the temperature on these hot days.

Modern, full sized kitchen with stainless steel appliances overlooking the dining/second living space adjoining the undercover alfresco area.

Private, generous back yard with lockable side access from the street. Theres plenty of room for your additional pursuits.

This unit has been a wonderful investment for our sellers who have recently had a steady occupancy at \$550pw. With no strata fee's, very little required maintenance and low holding costs, it has been the perfect set and forget.

Whether it's an invesment, your first home, or last home, you will be so glad you did. A current pest and building inspection report is available for genuine buyers.

Contact Kylie Swift on 0488161621 to make your move before another SWIFTSALE passes you by.

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