

13 Reserve Street, Grafton, NSW, 2460



House For Sale

Saturday, 23 November 2024

13 Reserve Street, Grafton, NSW, 2460

Bedrooms: 3

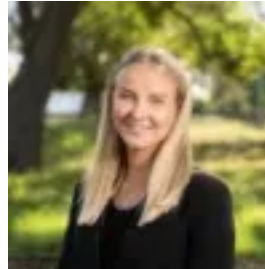
Bathrooms: 3

Parkings: 2

Type: House



Jake Kroehnert
0411321920



Brooke Corbett
0422260192

CHARM IN PREMIER POSITION - SELLING UNDER THE HAMMER

Auction Details:

Wednesday 18th of December 6.00pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

This is your chance to secure a remarkable property at 13 Reserve Street, Grafton, with the auction set for December 18th. This charming property combines modern comfort with a classic feel, nestled on a generous 885m² (approx.) block-ideal for families and entertainers alike. Don't miss the opportunity to make this dream home yours. We have been given clear instructions - sell under the hammer.

As you enter, you'll find three generously sized bedrooms located at the front of the home, providing privacy and a peaceful retreat. The master suite is a true sanctuary, complete with a walk-in robe and ensuite, ensuring comfort and convenience. The heart of the home features a beautifully renovated open-plan kitchen, dining, and living space. The polished timber floorboards and high ceilings create a warm and inviting atmosphere throughout. Step outside to discover your own oasis: a back deck overlooking the sparkling inground swimming pool, ideal for entertaining or relaxing with family and friends. The large backyard also features a garden shed, offering plenty of space for outdoor activities and gardening. An impressive loft upstairs opens the door to endless possibilities and is equipped with air conditioning for year-round comfort. The main living areas and master bedroom also benefit from air conditioning, ensuring a comfortable environment in any season. Please refer to the floorplan provided for an understanding of the layout.

For added convenience, a double carport and single garage provide ample parking, along with additional storage space. Behind the garage, you'll find multiple rooms, including a potential fourth bedroom, an extra living area, and a third bathroom/laundry -perfect for conversion into a granny flat or guest accommodation (STCA).

Reserve Street itself has seen very few properties change hands, with those who are lucky enough to reside here finding no reason to leave. With predominantly local traffic only, and the position being so close to schools, shops, the Grafton pool and Village Green Hotel, it is easy to see why.

Notable features include:

- 885m² block (approx.)
- 3 bedrooms
- 3 bathrooms
- 3 x Air conditioners
- Double carport
- Single garage
- In ground swimming pool
- Rental appraisal \$530 - \$550 per week

Don't miss the opportunity to make this exceptional property your own. Join us at the auction on December 18th and envision the lifestyle that awaits you at 13 Reserve Street, Grafton. 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.