

**146 Fry Street, Grafton, NSW, 2460**



**House For Sale**

Wednesday, 11 December 2024

146 Fry Street, Grafton, NSW, 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Kylie Swift

## ARCHITECTURALLY DESIGNED PASSIVE SOLAR SANCTUARY

### TIMELESS ELEGANCE, IN SPADES.

A recent pest and building report is available for genuine buyers.

Before 1969, The Lightfoot family had a brilliant idea to make the most of their incomparable position in Grafton. This part of Fry Street has always been considered Flood-Free, and that's why it's blessed with some of our oldest homes. Not only high and dry, its basically a CBD position. Here we are tucked between Prince and Queen Street, between Oliver and Dobie. Within a 5-minute stroll you have schools, boutique shops, cafés and Aldi. With that said, it's a quiet possie.

It appears our architect B.A Lus was sourced from Port Macquarie and final plans for the build were stamped January 1969. The understated elegance in 146 Fry Street is breathtaking. High vaulted ceilings, streams of natural light from extensive windows and sliding doors, natural timber accents, clean lines, neutral walls, all within a very functional tri-level design.

Clearly the home has been renovated, although her signature retained. The open living/dining area offers space that expands both above, and beyond with private verandas front and back. The fresh white kitchen, with plantation shutter views to the private courtyard and flame-tree, fresh and functional. The polished timber floorboards underfoot sophisticated and sturdy, the main bedroom offers yet another private veranda and the secondary bedroom enormous. The third bedroom is currently used as a study, although queen bed worthy.

Air conditioners and fans are featured throughout, there is a slow combustion fireplace for those romantic winter evenings, and the master bathroom generous with a large shower, and deep spa bath to relax after a long day. The upgrades within this property are a true reflection of the love and care it has had throughout the years. The ground floor includes the laundry, the second bathroom, access into the drive-through garage and a large covered outdoor living area.

Step out into the garden, whether front or back and you have complete privacy. The front yard offers the vegetable gardens and the rear yard the spa area, the fire-pit, the lawn, plus the 2 independent sheds, all surrounded by select fruiting, flowering or ornamental plant species. If that isn't enough; the cherry on top is the LG Chem 6.4 EX battery pack fed by 20 solar panels.

It's an absolute see-to-believe and priced for immediate sale!

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

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