

175 Ryan Street, South Grafton, NSW, 2460

House For Sale

Wednesday, 18 December 2024

CENTURY 21.
Coffs Coast

175 Ryan Street, South Grafton, NSW, 2460

Bedrooms: 1

Bathrooms: 1

Type: House



Michael Hall

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Merry Christmas !

Tis the Season to be Merry..... Or just spend Christmas Holidays renovating this little gem and set yourself up to reap the benefits.

Make no mistakes, this is not for the faint hearted and will require a cash buyer as you wont get finance for it, so please dont waste both our time.

It is so rare to find a property like this that I don't expect it to last till Christmas before someone snaps it up, and early settlement terms will enhance your offer.

Asbestos Free, no water ingress or mold, timber floor and walls. Hardwood frames, the bones are here for you to put your finishing touches on it. It currently has a functional kitchen sink and shower, a toilet just needs to be replaced but plumbing is there. All this considered, you could live there now and renovate at your leisure as it sure is a cheap way to live.

Or, grab a few mates together and pool your cash. Smash out the easy reno in a couple of weeks and rent it out for \$350 easily, or make it a great little 1-2 Bedroom AirBnb. Great location over the road from a Pub, and walking distance from Coles, shops and cafes needed, you could easily turn this into a great side hustle in no time.

If you have always dreamt of renovating, though been daunted by the process then this is the perfect place to find your groove. It's the perfect size to do up, and nothing structurally needed in my opinion, so no matter your skill level, you could have some fun here.

If you have access to \$200000.00 cash, with the ability to pay for the renos as you go, or if you have another \$50k spare. Then this is for you! Tell your parents or Grandparents that you can pay them back the rent you would be saving to renovate this and live in it.

I would be very confident in saying that a house under \$200000.00 will never come up again in Grafton and Surrounds ever again.

There will not be any open homes, though I can show you through any time you want.

Merry Christmas ;-)

*Agent Interest Declared.