

**355 Dobie Street, Grafton, NSW, 2460**



**House For Sale**

Saturday, 23 November 2024

355 Dobie Street, Grafton, NSW, 2460

**Bedrooms: 3**

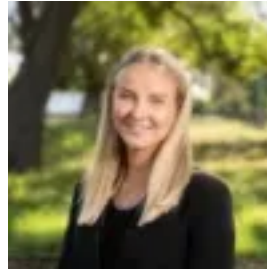
**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jake Kroehnert  
0411321920



Brooke Corbett  
0422260192

## SELLING UNDER THE HAMMER

### Auction Details:

Wednesday 18th of December 6.00pm

Grafton District Services Club

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

Welcome to 355 Dobie Street, a charming residence located in the sought-after Westlawn area of Grafton. This property offers everything possible on a well appointed 544m<sup>2</sup> (approx.) block and will welcoming new owners upon the fall hammer at auction on December 18th. With the current owners committed to their next chapter, this home offers a unique opportunity for buyers looking to purchase quality, affordability and comfort.

Step inside and be captivated by the polished timber hardwood floorboards that flow throughout the home, enhancing its warmth and charm. The living area boasts a cozy fireplace and a reverse cycle air conditioner, ensuring year-round comfort. The cleverly designed layout includes a generous living space, dining area and a study, making it ideal for both relaxation and productivity. The kitchen is a true highlight, featuring a new stove, dishwasher, and updated cupboards that provide both functionality and style. The adjoining closed-in back verandah feels like an extension to the internal living, complete with screens, it offers a perfect space to unwind while enjoying the views of the fully fenced backyard. This home comprises three well-sized bedrooms, all equipped with built-in robes. The internal laundry, which includes a toilet, adds convenience to the everyday living experience. Please refer to the floor plan provided for an understanding of the layout.

Sustainability is a key feature, with a 6kw solar system installed, helping to reduce energy costs. Additional highlights include a new roof, a double colourbond garage, and a double carport with power, accommodating multiple vehicles and offering extra storage options. A concrete driveway accessing the carport and garage finishes off what is a full and complete package.

### Notable features include:

- 3 bedrooms
- 1 bathroom
- Double garage & double carport
- Air conditioning
- Fireplace
- Fully fenced backyard
- 6kw solar system
- Enclosed back verandah
- Rental appraisal \$500 - \$530 per week

Whether you're a first-time homebuyer, looking to downsize, or simply seeking a move-in-ready property, 355 Dobie Street is a dream come true. With nothing left to do but unpack and enjoy, this home is poised to attract considerable interest at auction. Don't miss your chance to secure this exceptional property in a desirable location! 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.