

# 46 Bligh Street, South Grafton, NSW 2460



## House For Sale

Thursday, 9 January 2025

46 Bligh Street, South Grafton, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Terry Deefholts  
0266421122



Katharine Boychuk  
0266421122

**\$439,000**

A charming cottage on half an acre with beautiful gardens, sheds and rear street access - yes please! Located just a stone's throw to the South Grafton CBD, schools and sporting facility and sitting high and dry on the well-loved and tree-lined Bligh Street this peaceful sanctuary offers the perfect blend of character, comfort, and potential. A picture-perfect front yard, beautifully manicured and bordered by a classic picket fence, the lush greenery creates an inviting and serene atmosphere, setting the tone for what's to come inside. Polished hardwood floors throughout create a timeless charm, complemented by two living areas that offer space for relaxing or entertaining. There's even the possibility to extend and create a luxurious master suite, offering endless potential for future growth. The kitchen is a true standout for 40s charm, with ample storage space and unique design features that will inspire your culinary creativity. Step outside to discover a large, leafy backyard that's sure to be your personal oasis. Whether you're an avid gardener or someone with a love for fairy gardens, this serene space offers the perfect setting for calm. The council has confirmed that, subject to approval, you can build a second dwelling on the property - ideal for multi-generational living or as a rental opportunity. The rear lane way is actually the unformed continuation of Archer Street and is blocked off from traffic at the northern (downhill) end. The back yard is accessible via this road. The expansive yard also includes an existing garden shed, providing valuable storage space, as well as two covered, lockable carports ensuring your vehicles are safe and protected. This type of larger block residential property is a rare find in such a convenient location. Whether you're looking for a cozy home with room to grow, or a peaceful haven to unwind in, this property offers it all. Don't miss your chance to make this picture-perfect cottage yours. For more information or to declare your interest contact Terry Deefholts on 0413 299 176 or Katharine Boychuk on 0488 178 674. Terry Deefholts Licence No. 20416801

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