

5/99 Oliver St, Grafton, NSW, 2460



House For Sale

Saturday, 11 January 2025

5/99 Oliver St, Grafton, NSW, 2460

Bedrooms: 3

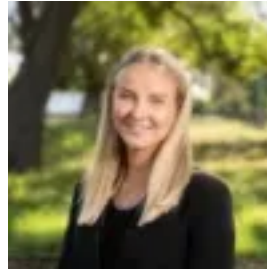
Bathrooms: 2

Parkings: 2

Type: House



Jake Kroehnert
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Brooke Corbett
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HOUSE SIZED TOWNHOUSE IN PRIME LOCATION - SELLING UNDER THE HAMMER

Auction Details:

Saturday 1st of February 2.30pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Welcome to this stunning double-story brick and tile townhouse, perfectly situated in the heart of the CBD at 5/99 Oliver Street. With the owners committed to a relocation, this property will be sold, making it an exceptional opportunity for buyers. Stand alone homes of this size and quality are typically priced well beyond a large percentage of buyers in the marketplace. Here lies the chance to secure a generous townhouse at an affordable level without breaking the bank. Don't miss your chance. We are selling.

Upstairs, you'll find an open plan kitchen, dining, and living space. The kitchen includes a walk-in pantry for ample storage. Two well-appointed bedrooms, both equipped with built-in wardrobes, alongside the main bathroom for convenience. The upper level also boasts new vinyl planks, providing a sleek and contemporary feel. Downstairs features a third bedroom, a second bathroom, a laundry area, and a second living space, ideal for guests or family gatherings. Enjoy outdoor living with entertaining areas accessible from both the upstairs and downstairs lounge rooms. The property includes a double garage with an electric roller door and internal access, ensuring easy and secure parking. The fully fenced small yard offers a safe and secluded space for relaxation and play. Please refer to the floor plan provided for an understanding of the layout.

Townhouse 5 in the complex is one of 6, positioned at the rear of the block creating additional privacy and a feeling of peace. When you are here, it is quite easy to forget how close to the CBD you are.

Notable features include:

- Brick & tile construction
- 3 bedrooms
- 2 bathrooms
- Double garage
- 2 x outdoor entertaining areas
- Ducted air conditioning
- Fully fenced yard
- Rental appraisal \$500 per week

The owners are committed to relocating, making this property a must-sell at auction on February 1st. Don't miss this exceptional opportunity to secure a private and modern home in 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.