

**51 Blanch Parade, South Grafton, NSW, 2460**



**House For Sale**

Saturday, 11 January 2025

51 Blanch Parade, South Grafton, NSW, 2460

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**

## SPACIOUS FAMILY HOME - FLOOD-FREE

### Auction Details:

Saturday 1st of February 2:30pm

Grafton District Services Club

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

Prepare for the auction on February 1st for this flood-free property! Set on a spacious 760m<sup>2</sup> (approx.) corner block, this home offers plenty of potential for first home buyers and investors.

Inside, you'll find three spacious bedrooms, all with built-in wardrobes. The master bedroom is particularly impressive, offering a generous layout and an ensuite for added convenience. The main bathroom includes a separate toilet, ensuring functionality for the whole family. The property boasts a large living space complemented by a formal dining room, and the kitchen shines with updated cabinetry. Polished timber floorboards flow throughout, enhancing the home's charm.

The downstairs area features a large rumpus room, a storage room, and a third bathroom, providing versatile options for entertaining, a teenage retreat, guest accommodation, or a home office. Step outside to enjoy ample yard space, perfect for outdoor activities or gardening. Please refer to the floorplan provided for an understanding of the layout.

This property is an affordable first home or a solid investment opportunity. Be sure to mark your calendar for the auction on February 1st, this is one you won't want to miss! Contact Dave Dart from Ray White TKG on 0427 440 808 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.