

8 Turf Street, Grafton, NSW, 2460



House For Sale

Saturday, 11 January 2025

8 Turf Street, Grafton, NSW, 2460

Bedrooms: 3

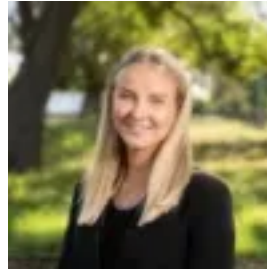
Bathrooms: 2

Parkings: 1

Type: House



Jake Kroehnert
0411321920



Brooke Corbett
0422260192

DEVELOPMENT POTENTIAL - DO NOT MISS THIS AUCTION

Auction Details:

Saturday 1st of February 2:30pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Welcome to 8 Turf Street, Grafton, an affordable home cherished by the same family for approximately 40 years, that now awaits its new owner. Whether you're a first-time buyer, a growing family, or an investor, 8 Turf Street is a must-see. With its spacious layout, outdoor possibilities, and central location, it truly is a rare find. Substantial value can be added here and with a sale being imminent, this is an auction not to miss.

The home itself consists of three bedrooms, including an exceptionally generous master suite with an adjoining sunroom, perfect for conversion into an ensuite or walk in robe. Enjoy the convenience of one renovated bathroom, as well as a second indoor toilet, and additional outdoor shower. The home boasts a spacious lounge room and a dining area that connects to the generous kitchen, creating an ideal space for family gatherings and entertaining. With hardwood floors hidden beneath the carpet, there's ample opportunity to add value and personalise this home to your taste. Please refer to the floorplan provided for an understanding of the layout.

Step outside to an enclosed verandah at the back, a perfect spot for relaxation. The property also features a fenced yard for added privacy, along with a second, larger backyard that offers rare lane access. This space is perfect for potential storage sheds or other developments (STCA). A single lock-up garage provides secure parking, while additional garden sheds in the backyard offer extra storage solutions.

Notable features include:

- 960m² block (approx.)
- 3 bedrooms
- 2 bathrooms
- Single lock up garage
- Rear lane access
- Ample space for further shedding
- Development potential (STCA)
- Rental appraisal \$350 per week

This property must be sold! Join us at the auction on the 1st of February for your chance to secure this fantastic opportunity. Don't miss out on this affordable home with immense potential 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.