

**2/15 Waghorn Way, Grafton, NSW, 2460**



**Unit For Sale**

Tuesday, 26 November 2024

2/15 Waghorn Way, Grafton, NSW, 2460

**Bedrooms: 3**

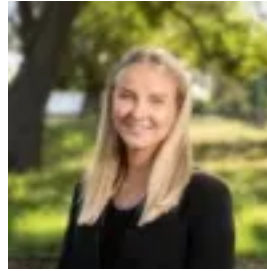
**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Jake Kroehnert  
0411321920



Brooke Corbett  
0422260192

## BRAND NEW IN SOUGHT AFTER ESTATE

Discover modern living at 2/15 Waghorn Way, situated in a vibrant new estate in Grafton. Offered for individual sale along with adjoining Unit 1, this brand new low-set unit is designed for those seeking a stylish and convenient lifestyle, making it an excellent choice for professionals, investors or individuals looking to downsize. Built by the highly regarded Adam Howell, the new owner can rest assured of top-shelf quality here. Demand for new builds outweighs supply. Your best chance is to declare your interest early, and offer strong.

As you enter, you'll be welcomed by a bright and spacious open plan kitchen, dining, and living area that promotes comfortable living and entertaining. The unit features air conditioning to ensure a pleasant atmosphere year-round. The contemporary kitchen is equipped with a gas cooktop and modern appliances, making it a delight for cooking enthusiasts. This unit includes three thoughtfully designed bedrooms, two of which feature built-in wardrobes. The master suite stands out with its generous walk-in wardrobe and an ensuite, providing a private retreat. The master bathroom is spacious and includes a linen cupboard, along with a washer and dryer that come with a dedicated bench and sink, enhancing everyday convenience. Please refer to the floor plan provided for an understanding of the layout.

The outdoor space is equally inviting, featuring a well-designed backyard with an alfresco area perfect for relaxation or outdoor dining. Additionally, a water tank is included for eco-friendly living, supplying water for the toilet and washing machine, while the fully colourbond fencing ensures privacy and security.

Investors, a discussion with an accountant in relation to the benefits of a depreciation schedule on purchasing a brand new investment property is a worthwhile exercise. With a rental appraisal of \$520 per week, this is the ultimate set and forget investment property for any portfolio.

For added convenience, the unit offers a single lock-up garage with a remote roller door and internal access, making it easy to come and go. Set on a 367m<sup>2</sup> block, this property provides ample outdoor space for gardens, shedding and outdoor recreation without the maintenance burden of a larger home.

Notable features include:

- 367m<sup>2</sup> block (approx.)
- Brand new, built by Adam Howell
- Located in a new and upcoming estate
- 3 bedrooms
- 2 bathrooms
- Air conditioning
- Single garage
- Fully colourbond fenced yard
- Rental appraisal \$520 per week

This unique opportunity is not to be missed. Declare your interest early and present a strong offer to secure this impressive unit in Grafton's sought-after new estate. 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.