

GRIFFIOEN.



42 TRAFFORD STREET
HAREWOOD



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BETTER THAN THEY FOUND IT

 3  1  112 m²  446 m²

Every home has a story. This one starts with a young couple who bought it as their first home, poured themselves into it, and are now ready to move on to the next chapter of their lives. What they're leaving behind is something worth stopping for.

The improvements are clever and considered. A covered outdoor area that works as a second living space. A log burner that makes winter nights worth staying in for. Tasteful decor that feels personal without being precious. The whole place carries the warmth of a home that was genuinely lived in and genuinely loved.

Underneath all of it, the bones are as good as they come. Summerhill Stone construction. Heat pump, double glazing, full insulation. Nothing to fix, nothing to update.

Just move in and make it yours.

WELCOME.

The street is quiet and tree-lined, and the location makes daily life easy. Nunweek and Bishopdale Parks nearby. Bishopdale Recreation Centre, local shops, the library, and Copenhagen Bakery all within easy reach. Zoned for Harewood Primary, Breens Intermediate, and Burnside High.

Legals

Land area	446 m ²
Floor area	112 m ²
Tenure	Freehold
Rateable value	\$610,000
Land value	\$400,000
Improvements value	\$210,000
Rates	\$3,254.32
Council zone	Residential Suburban
Technical category	TC2

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Construction

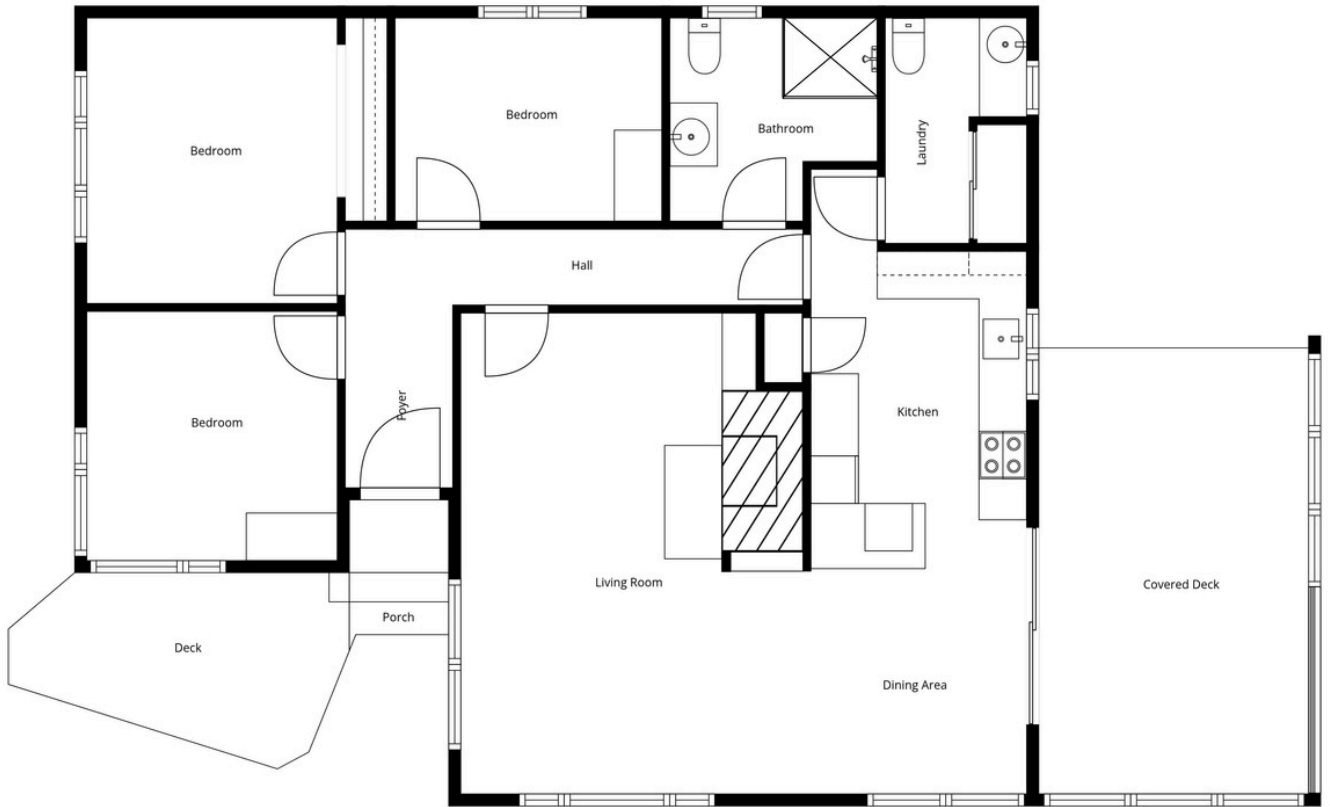
Year built	1960
Exterior	Summerhill stone
Roof	Concrete tile
Joinery	Aluminium, double-glazed

Energy

Heating	Heat pump, log burner, HRV system
Insulation	Underfloor & roof
Water heating	Electric

Education

Early childhood	Bishopdale Community Preschool
Primary	Harewood Primary
Secondary	Burnside High School



This Floor Plan has been created using Cubicasa. While measurements are considered highly reliable, they cannot be guaranteed.



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