

Sold

5 SWAMP STREET, LAWRENCE, NSW, 2460

6  | 2  | 2 



RIVERSIDE DUAL LIVING

PRICE: \$495,000

In a quiet street only accessed by direct neighbours, here you soak in the best of rural/residential landscape, alongside the Clarence River views that are yet to be fully optimised. Central to Grafton and Yamba you really do have everything within your reach. Maclean approx. 10km down the road after a relaxing ferry-ride makes way for bougee breakfasts and delicious Botero Barista Creations.

OPEN FOR INSPECTION:
N/A

The block of land is of approx. 1720m² with a powered garage and carport at the front, and at rear vegetable gardens and so much potential. On inspection you can see that over time, alterations have been made to form dual living. In the past this has served the sellers well as they always been able to accommodate family and friends independently when required.

The ground level currently offers a patio and an alfresco area, a large open plan living and dining space, galley style kitchen, study nook, wood fire heating, 2 good sized bedrooms, a combined bathroom/laundry and the original garage converted to an open pantry. This level is comfortable and self-sufficient for the current owners.

The upper level offers another spacious living area with aircon (also heated by the downstairs wood fire heater), a massive main bedroom with WIR, 2 more bedrooms and a large rumpus room that can act as a large 4th bedroom. This level has a spa bathroom with large shower, fully equipped kitchen, and veranda. No laundry is located on this level however there is ample space to plumb one if required. Currently upstairs is accessed only by the internal stairs.

For the investor. the opportunity here could be (STCA). to wall-off the existing internal stairs and

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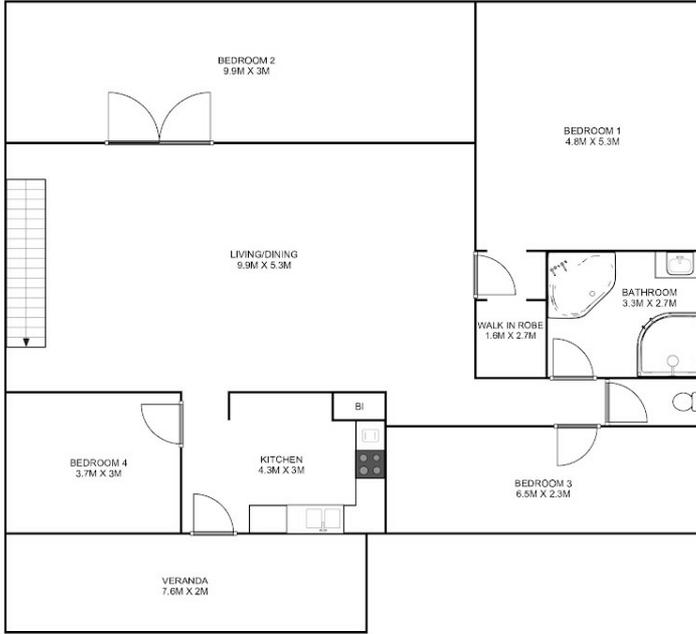
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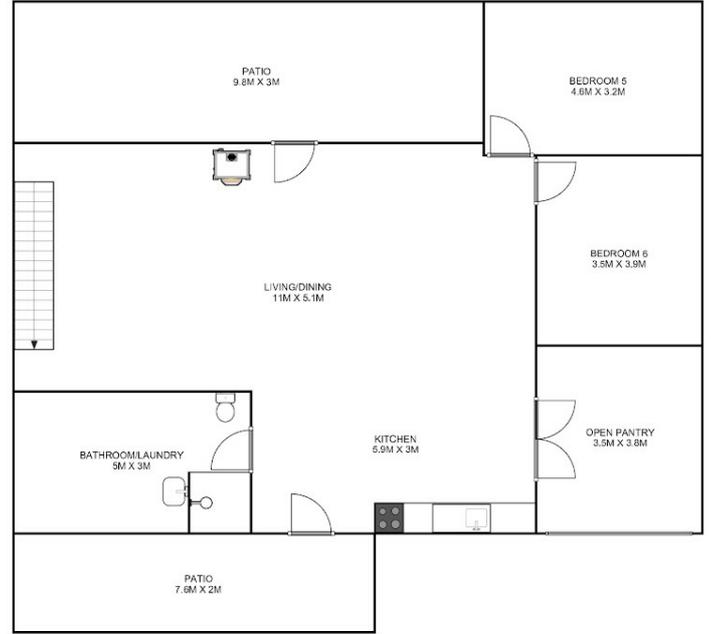


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LEVEL ONE



GROUND LEVEL



ALL MEASUREMENTS ARE APPROXIMATE



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