



SOLD

YOUR OWN PRIVATE PICTURESQUE ESCAPE

An exciting new project awaits and the owners regretfully wish to sell to allow someone else to follow their dreams. A free-standing one room granny flat with modern kitchen and private leafy outlook, a large portion of cleared land ready to build on and an opportunity like no other.

45 Nottingham Drive is a spacious 1.2Ha block offering elevated views of Glenreagh township and hinterland. A large area has been landscaped to prepare for an optional home or further gardening needs.

A modern one-bedroom granny flat with a generous living area features marble floor tiles, a kitchenette overlooking your sizable block and an eloquent bathroom with free-standing claw-foot bathtub. A secondary DLUG provides perfect storage or added accommodation possibilities.

Key features:

- 1.2Ha land - level house slab and established gardens
- Town water and mains power plus 2 x 22,500ltr water tanks
- North-facing block with scenic outlook
- Large lot residential zoning (R2)
- One bedroom granny flat with modern kitchen and bathroom
- Marble tiled floors throughout
- Timber kitchen bench tops with a view of your private backyard
- As-new steel frame construction on concrete slab
- DLUG ideal for storage or to be developed into guest accommodation
- Outside shower with privacy screen
- No septic services provided
- Large block would suit modern house construction (STCA)
- Rates \$1100
- 2 minute drive to Glenreagh township
- 20 minute drive to Moonee via Bucca Road
- 30 minute drive to Coffs CBD
- 35 minute drive to Grafton CBD

1 BED | 1 BATH | 2 CAR

PRICE:
\$385,000

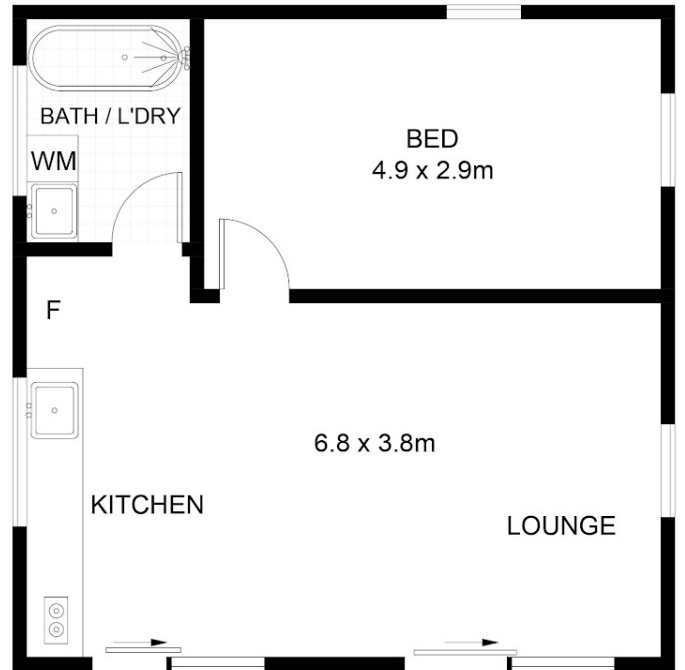
OPEN FOR INSPECTION:
N/A



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(Not Shown In Actual Location / Orientation)



ENTRY



45 Nottingham Drive, Glenreagh, NSW 2450

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

