

Sold

11 ROSEWOOD DRIVE, CLARENZA, NSW, 2460

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SECOND CHANCE OFFERING IN MERTON BROOK & WE ARE READY TO BUILD!

PRICE:\$313,000

OPEN FOR INSPECTION:
N/A

Clarenza, flood free and elevated from the lower river flats of the Clarence Valley, has always been an area of high regard, only 30 minutes to pristine beaches and a 5-minute drive to the CBD of Grafton (approx).

Locals would be familiar with Merton Mews being an estate that opened up in the 90's offering large residential allotments of approx. 1 acre. These allotment sizes have provided all-inclusive platforms for the expansive low set home, the pool, sheds, gardens and even the odd tennis court or second dwelling.

A few years ago, a much smaller estate was developed alongside Merton Mews named Merton Brook, that backs onto the yard of the Clarence Valley Anglican School. Without question, the Estate of similar sized allotments rightfully sold fast and many are now under construction.

This is a unique, second chance offering with most of the hard work behind the current sellers. Lot 79 (11) Rosewood Drive is offered for immediate sale with the following:

- * Approximately 4261m2 of reasonably level land zoned R5 - Large Lot Residential
- * A wildlife corridor, natural waterway and select timber remain to the rear of the allotment
- * Soil testing, driveway crossover approval, sewer & water connection to mains are complete
- * 6m set back build approved opposed to 10m to best utilise the use of the land
- * 7m x 7m shed has just been erected and final approval is underway
- * A DA approved house plan is ready for build and available to the successful purchaser

Kylie Swift // 0488 161 621

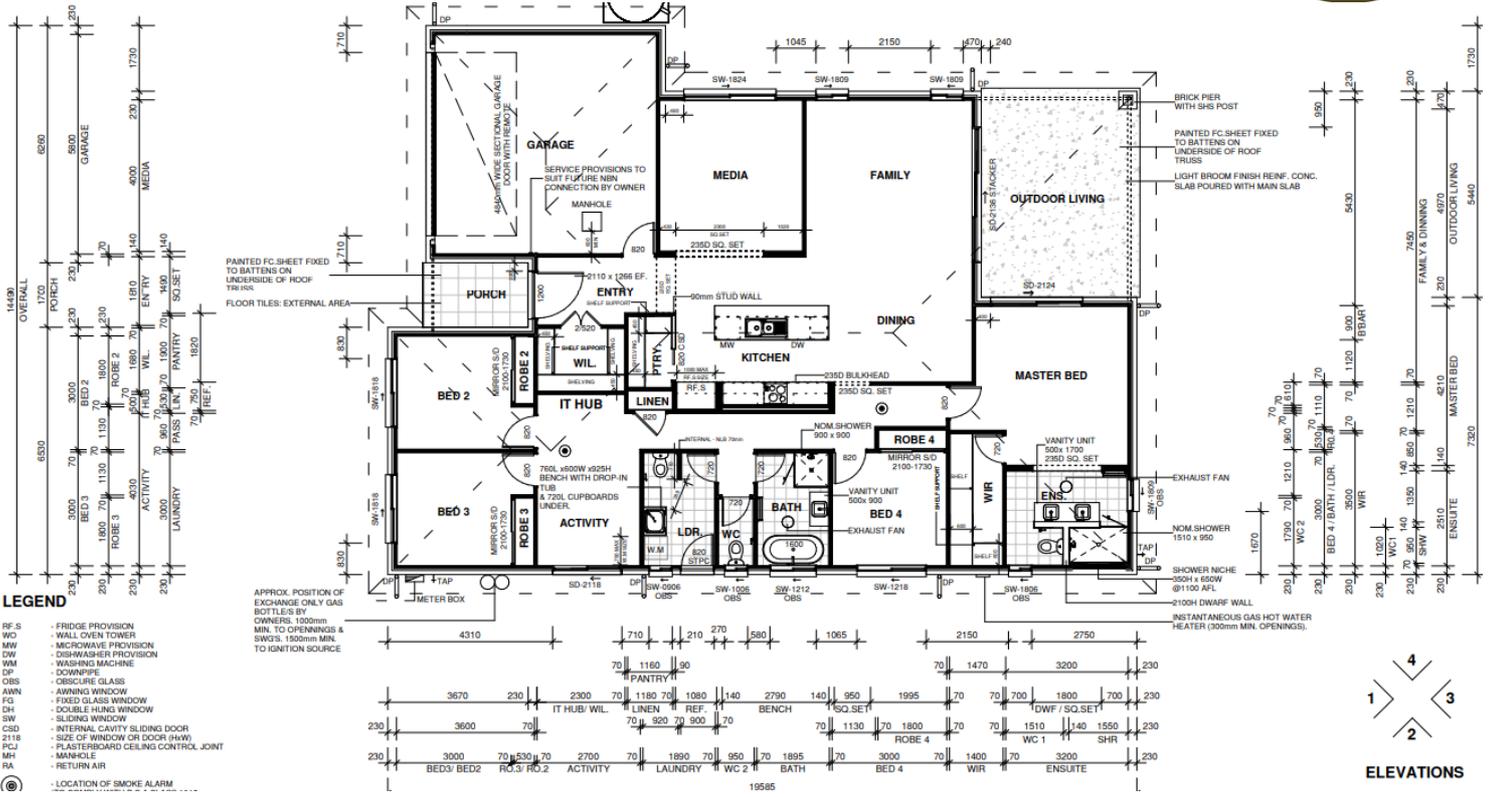
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