Sold

21 RUTHVEN STREET, LAWRENCE, NSW, 2460

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MODERN/URBAN HOME, EXTENSIVE SHEDDING, 1 ACRE ALLOTMENT, PRIVACY & RURAL VIEWS

PRICE:$700,000

OPEN FOR INSPECTION:
N/A

There is absolutely no doubt, that the flavour of the last 2 years has been extra space and more privacy. Whether its space to relax, space from neighbours or just some rolling green land to appease the nervous system, it's where value is found.

As towns start to join and the population increases, the riverside village of Lawrence has become, a funky little hot spot. There is no need to despair, this property package is off the main road and tucked away at the end of its own little cul-de-sac.

Here, you have a very generous 1-acre allotment (approx. 4046m2). As you are the second last house on this quiet no-through street, your views and aspect are literally expansive green paddocks. Enough room for all your pursuits, the yard is fully fenced and pet-proof.

Boats, caravans, vehicles, teenagers and/or the home-based business are catered for here! The 17.5 x 8.5m colorbond shed with 3-metre-high roller doors is absolutely outstanding with its 4 bays plus a separate partitioned workshop area. Here there is a separate bathroom with shower, vanity, storage, and loo. The workshop area boasts a 3.5m work bench, power, and lighting. The 3kw solar system and large poly water tank attached to the shed a clear bonus. If that doesn't quite cut-it (as if it wouldn't) we have two shipping containers for 'extra' storage with a dome cover for the caravan or boat.

The house is light filled, has been well maintained and recently refurbished. As you enter the house, you are immediately impressed by the polished timber floors that give warmth to the open plan



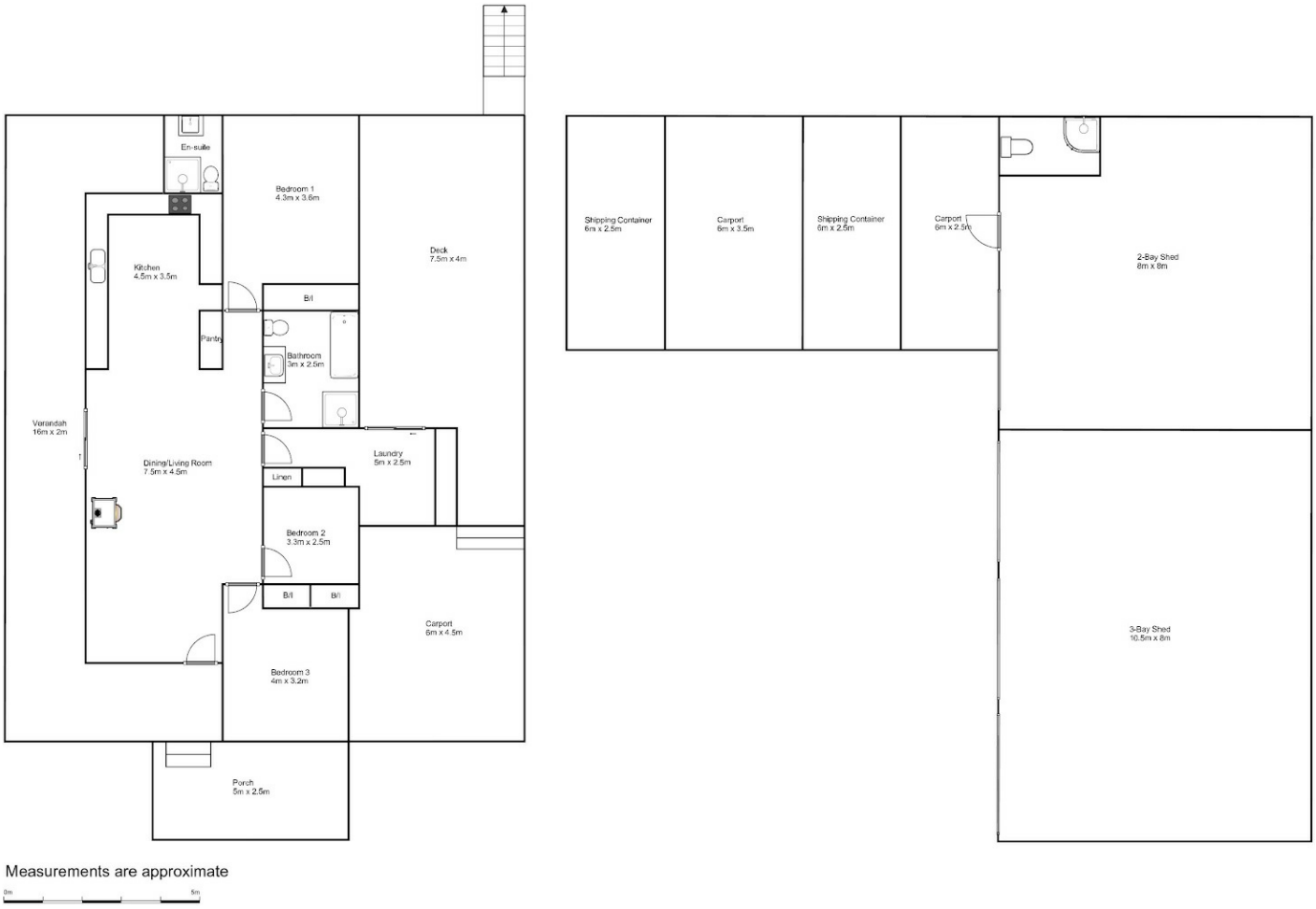
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