

FOR SALE

275 RYAN STREET, SOUTH GRAFTON, NSW, 2460

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LARGE ALLOTMENT, RURAL OUTLOOK, SHEDS, THE COTTAGE - IT'S JUST CHARMING...

PRICE: \$380,000 - \$410,000

OPEN FOR INSPECTION:
N/A

At Virtue Property Grafton we love a residential property with those 'rural feels' and that's just what you get when you visit 275 Ryan Street, South Grafton.

This stretch of Ryan Street is on the way out of town providing that sense of removing yourself from the hustle each day. The land is approximately 1265m2 being twice that of a general residential allotment and in this instance, offers loads of benefits.

When entering the property, you are gifted gated access to the rear making way for all your vehicles, toys, and pursuits. The fencing is child and pet proof providing added security. The yard is surprisingly private all the way to the back gate where you step out to the remainder of the land and enjoy an elevated view over Cowans Creek and the farmland adjoining the Clarence River. In fact, there is already a burn barrel outback perfect for some special times.

Liquid Amber leaves are currently falling, the choko vine over the fence plentiful and the mandarins – delicious. You may even find a chook or two as you explore the rustic shed with your very own chook pen at the rear. The lock-up shed is substantial with concrete base and a hardwood timber frame being large enough for most vehicles. Alongside the shed is a tandem carport and closer to the home a lock-up garden shed alongside the outside entertainment area.

The Californian Bungalow is as cute as a button and offers all the creature comforts such as fans, aircon, wood fire heater and the modern kitchen with dishwasher. The clad exterior is in good condition and will ensure ease of maintenance for years to come and a new roof was installed 2-3




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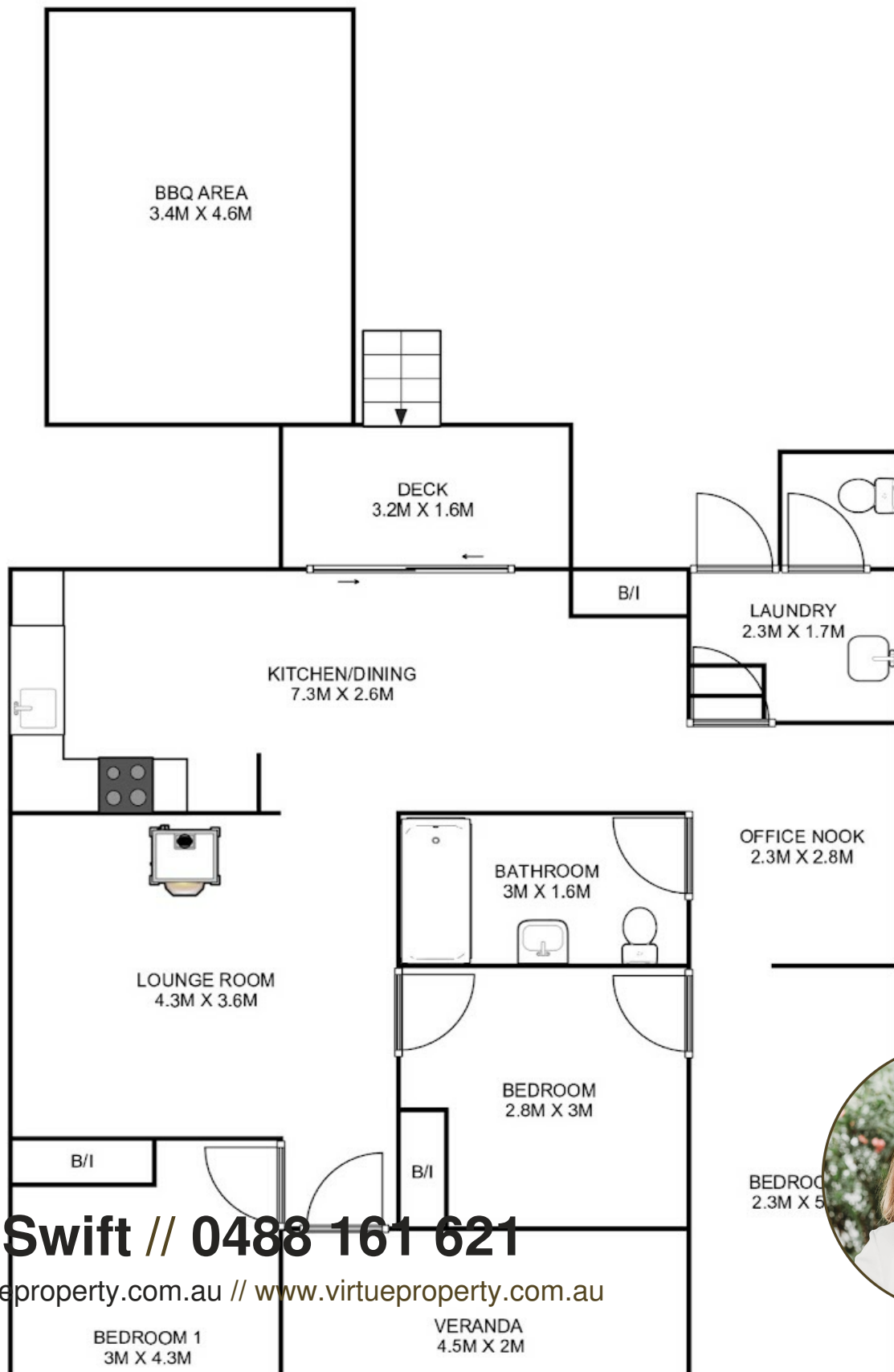
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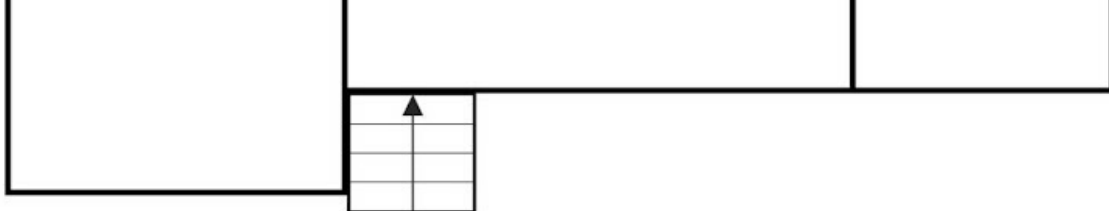
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INCLUDES

SHED 3.4M X 7M

TANDEM CARPORT 10M X 2.7M

ALL MEASUREMENTS ARE APPROXIMATE

