

# FOR SALE

84 CLARENCE STREET, GRAFTON, NSW, 2460

4  | 2  | 2 



## VENDOR WORKING TO A STRICT TIMEFRAME - CONTACT AGENT TO DECLARE INTEREST!

PRICE:\$610,000

OPEN FOR INSPECTION:  
N/A

This gorgeous property has such a beautiful mix of benefits that it is going to be hard to pass-up. Buyers, forget sitting on your hands waiting to see what next month, next year brings – now is the time to set up home!

**Location & Land** – Central to Dovedale, this generous allotment of approximately 776m<sup>2</sup> offers a great level block with boundary landscaping. The privacy screen at the front acts as a blocker to the western sunsets, and privacy to the roaming eye. The backyard offers established tree's all the way around the substantial, dog safe Colourbond fencing. The tree's provide shade in summer, privacy, and tree-top views from the full-length timber deck. Side access to the rear is easy as there are Colourbond gates at both sides of the home.

**Storage/Car Accommodation** – The elevation of this home of hardwood timber bones, provides great height to the ground level. Concrete is underfoot providing a substantial platform for storage, the workshop, the cubbyhouse or with some renovation this could be converted to a teenager's den. In addition to this massive area there is a single lock-up garage with both roller and glass sliding door and carport. Lights and power are connected to the storage areas.

**The home** – Here there is a seamless blend of old-world charm, practicality, and modern comforts. Old world charm is expressed in features such as high decorative ceilings and cornices, rich polished timber floorboards, charming windows, and dulcet tones. Practicality comes in the floor plan with 4 bedrooms (1 x master king, 1 x king/queen, 1 x queen & 1 x single), 2 bathrooms (1 x ensuite & 1 combined bathroom/laundry). 1 x formal living. 1 x combined kitchen/dining/living and a




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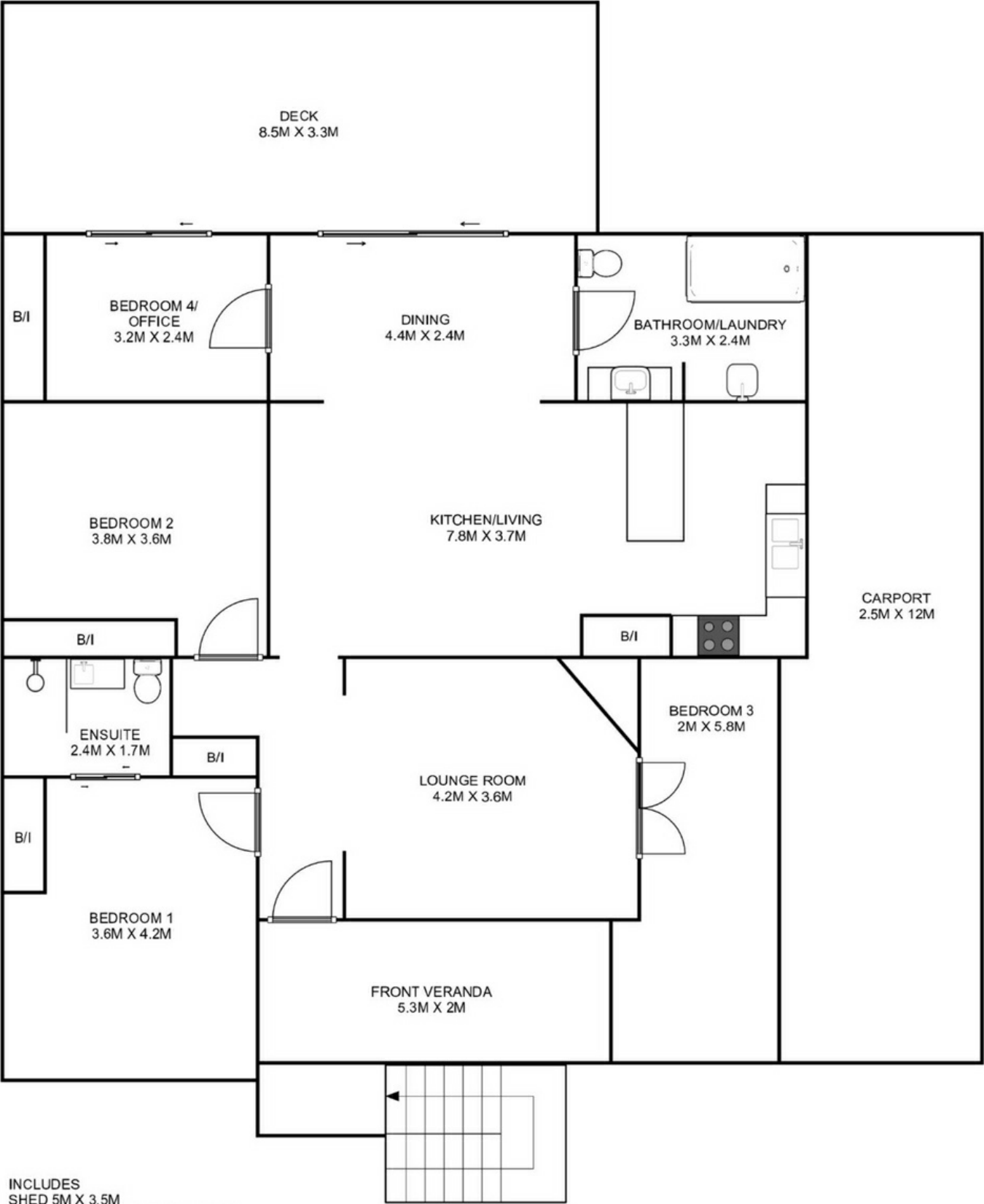


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# 84 Clarence Street



INCLUDES  
SHED 5M X 3.5M  
SUBFLOOR STORAGE 12M X 14M

ALL MEASUREMENTS ARE APPROXIMATE

