

# Sold

6 GREVILLIA DRIVE, WATERVIEW HEIGHTS, NSW, 2460

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## A SLIM WINDOW OF OPPORTUNITY TO BUY IN WATERVIEW HEIGHTS...

PRICE: \$715,000

OPEN FOR INSPECTION:  
N/A

It just takes a quick search to learn that affordable entry to Waterview Heights is close to non-existent. The last couple of years has proven that small-large acreages are highly sought commodities. Here we are pleased to offer 7809m2 being close to 2 acres in a quiet cul-de-sac street, only 5-10 minutes' drive to the township of Grafton.

The block itself is a wonderland of opportunities and I encourage you to engage your vision. The front yard is landscaped with a small, fenced area for the little animals. The wide, side driveway gives gated access to the fully fenced back yard and then we have an extra paddock at the rear ready for the pony (or whatever floats your boat).

Custodians before us have been avid gardeners so the option is to add, improve or even remove – the idea here is to make it your own. Our small acreage contains a triple bay shed (see floor plan for dimensions), a garden gazebo, garden shed, fruiting tree's, four water tanks holding approximately 12,000l, a small dam, a chicken coop, a near-new pool and the large bonus paddock.

The low-set brick and tile home is serviced by mains power, solar power, town water (with tanks for the gardens), bin service and the independent septic system – rates are approximately \$1850pa. The home also offers a myriad of living preferences such as a large family, dual living or even working from home (Family Day Care would be a good fit).

Here you have lowset brick and tile living with remote access to the dual car accommodation. What may have once been a 4-bedroom home with a 3-way bathroom has been extended with a

**Kylie Swift // 0488 161 621**

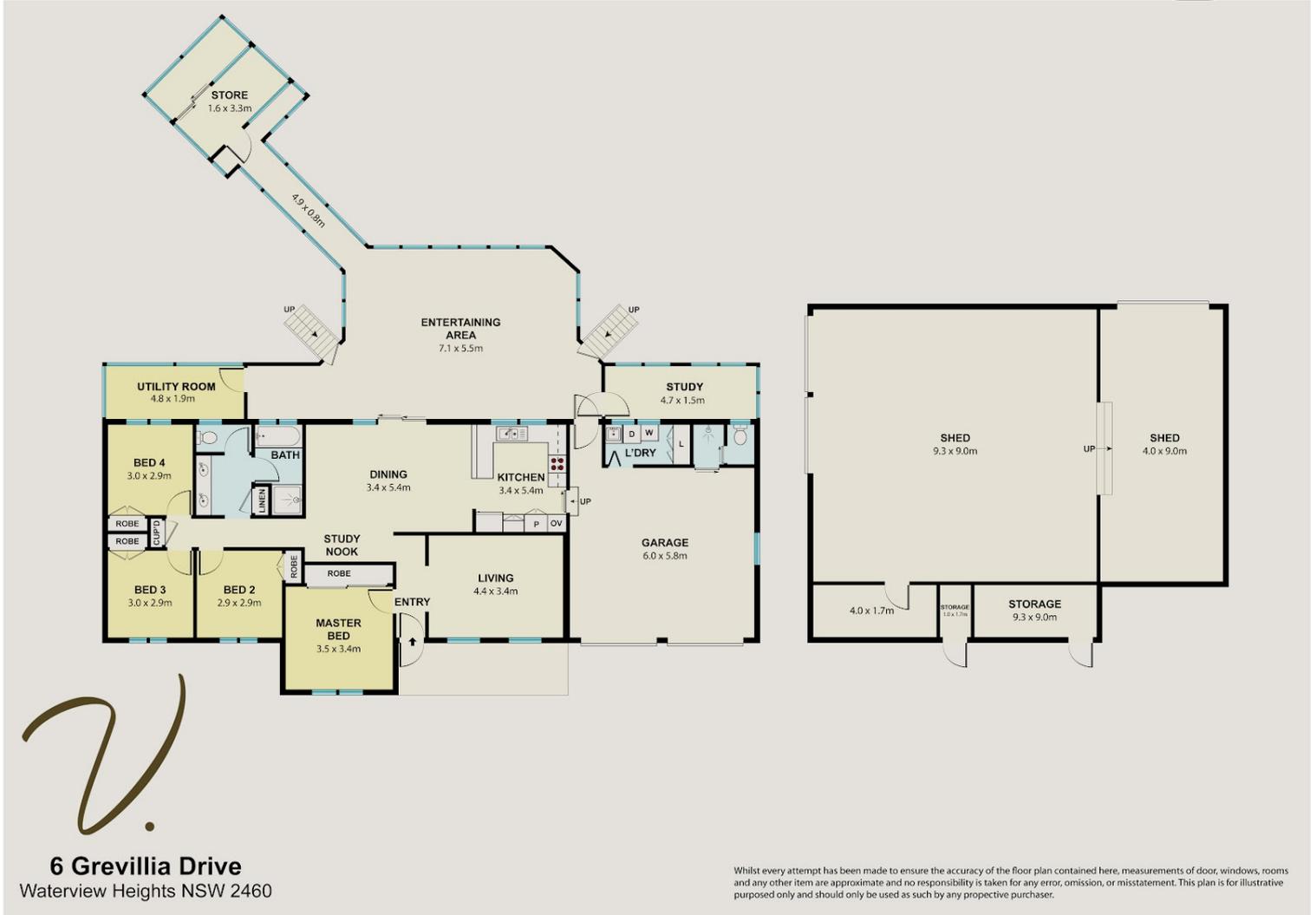
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