



## FOR SALE

### "SECLUDED WATERVIEW HEIGHTS ACREAGE WITH RIVER VISTA"

Welcome home to 12 Wickham Close Waterview Heights!

Nestled on one of the highest blocks within this sort after area, this spacious family home offers not only a great place to live but also a great investment opportunity.

The house itself boasts four generous bedrooms, bathroom, ensuite, 3rd shower and toilet to laundry, living, dining, family and meals plus separate and secure garages/ workshop and air conditioned office, perfect for the working family, trade or home hobbies.

The house also features a large outdoor entertainment area overlooking the rear yard and wide verandas to the front provide a perfect vantage point to enjoy the inspiring views north to the Clarence River and beyond or just watching the eagles soaring above. With a land size of 6608.00 square meters, this property has plenty of space for the whole family to enjoy with town water and the room to add a pool.

Inside, the house has a range of features, such as built-in wardrobes, ceiling fans, walk in pantry, induction cook top, a dishwasher, massive master retreat with views an ensuite and walk in robe and a second air conditioned office or study area for the teenagers. With broadband internet connection and Foxtel ready you can stay connected with family, friends and entertainment.

To keep you comfortable all year round, the property is equipped with split system air conditioning and a range of eco-friendly features. Solar panels will make sure your bills are reduced, while the water tank and solar hot water system will keep the house running efficiently. This is a great opportunity for anyone looking for a family home close to town in a stunning location. With plenty of outdoor space to explore, as well as a range of features both inside and out, this is a property that's sure to inspire.

Don't miss out - enquire today!

Ron Plowman 0422 702 214.

\*\* Grafton is centrally located between Coffs Harbour and Yamba in what is shaping up to be the new corridor of interest. With Grafton, Yamba and Coffs Harbour providing the 3 major hubs along an approximate 125km of unspoilt coastline. Along with several coastal villages, some just

4 BED | 3 BATH | 2 CAR

PRICE:

\$719,000 - \$749,000

OPEN FOR INSPECTION:

N/A



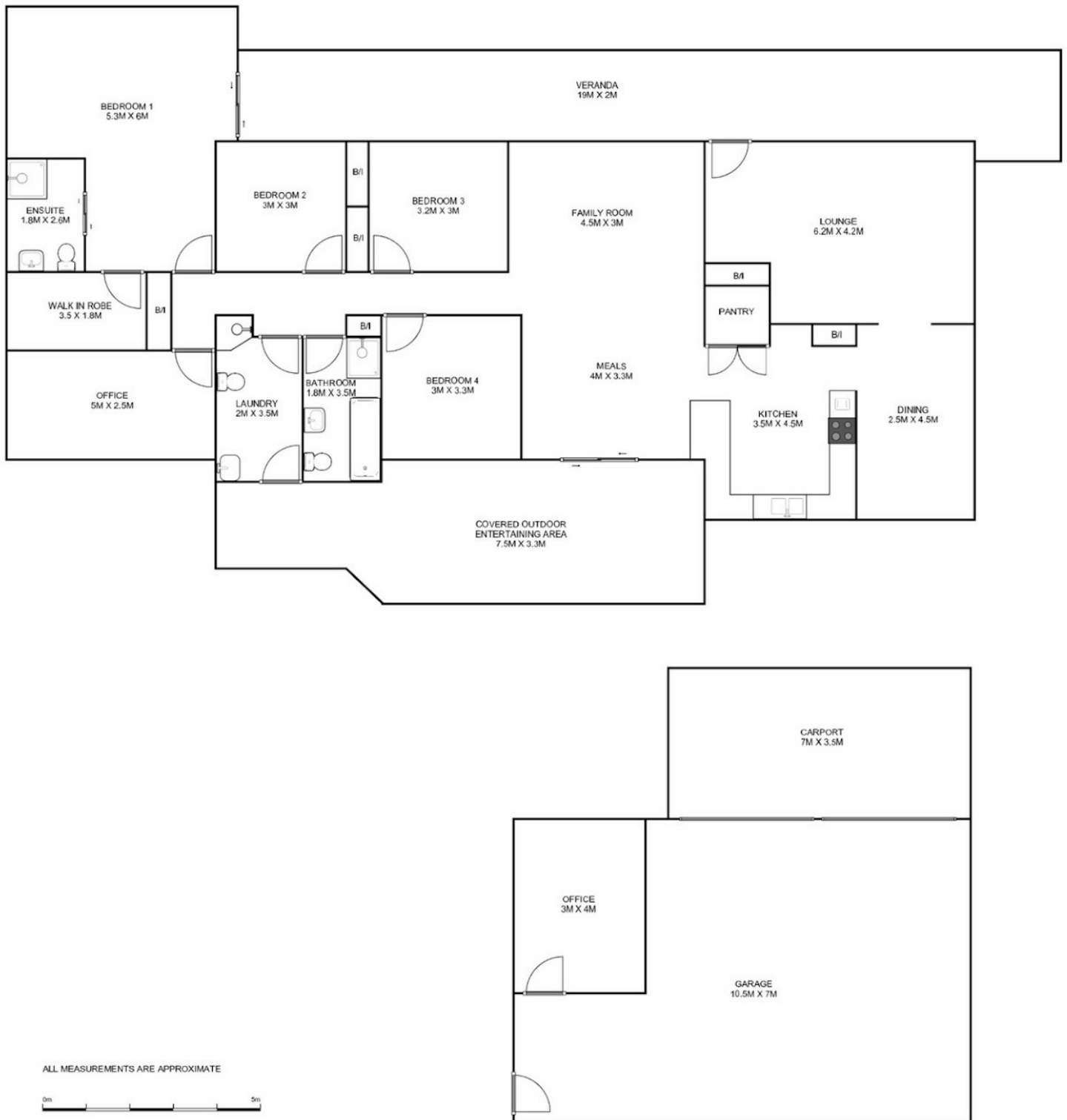
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# 12 Wickham Close Waterview Heights



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.