Sold

31 CLIFDEN ROAD, CLIFDEN, NSW, 2460

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YOU'VE SPOKEN & WE HAVE LISTENED - NOW PRICED FOR IMMEDIATE SALE!

PRICE:$505,000

OPEN FOR INSPECTION:
N/A

Where's Clifden? - Approximately 20 minutes from the CBD of Grafton, and less than 15 minutes from Junction Hill, is the small suburb of Clifden. After Warragai Creek and just before Dilkoon, this location offers the convenience of all of Grafton's family requirements, whilst having a generous 25 acres (approx.) to use as you please.

The acreage is mostly timbered with approx. 4 acres cleared around and including the fully fenced house yard. You will see from the aerials there is power easement traversing the acreage carving a clear track to the dam. Here you have approximately 400m of Summerland Way frontage met by approximately 288m along Clifden Road being sealed road access to the front gate.

The owner-built home comes with a long and comprehensive file of paperwork, box ticking and compliance, right up to the final occupation certificate. For full transparency we are also offering the property to the market with a current pest and building report. We note, whilst there are no major issues reported, there is some repair, finishing touches, renewing and maintenance due. The home is ready for an injection of 'new owner' love!

Just a few years ago the home offered a four bedroom, one bathroom layout with an open plan living/dining space and a rumpus room. In more recent times, internal walls have been installed to incorporate a fifth bedroom – perfect for the larger family. Lowset living offers easy access to the wrap around verandas and the BBQ area outback. The carport fits 2 cars comfortably and the rustic shed out back perfect for the mower, woodpile and more. The property is fully fenced with mains power, an independant septic system and tank water from the 5000g house tank plus a back up

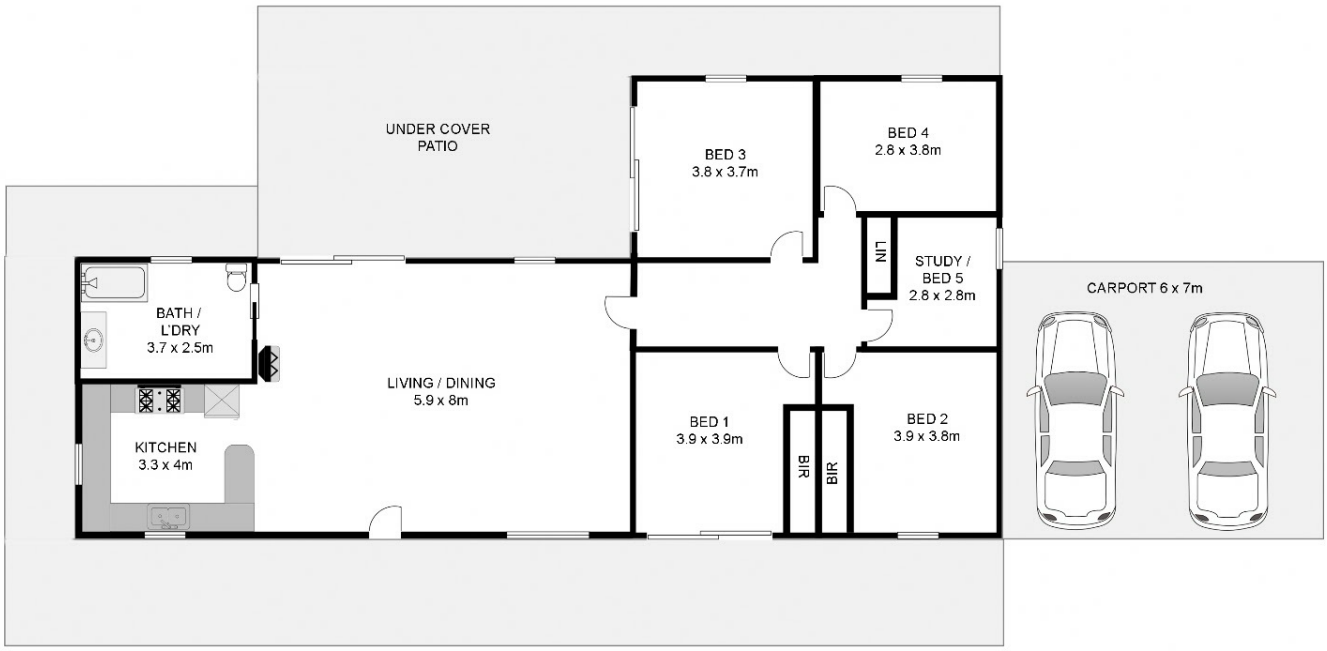


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31 Clifden Rd Clifden

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.



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