




# Sold

438 OLD GLEN INNES ROAD, WATERVIEW HEIGHTS, NSW, 2460

2  | 1  | 4 



## INCOMPARABLE VALUE!

PRICE: \$500,000

Downsizer from a larger acreage?  
Home base whilst travelling?  
First home or investment property?

OPEN FOR INSPECTION:  
N/A

Just over 10 minutes' drive from the Grafton CBD, is this very special offering, that quite frankly 'adds-up'. The location adds up, the size of the land adds up and when you estimate the replacement value, that adds up too.

Regarding land & location; from memory, this parcel of flood-free land was once subdivided from the larger acreage that surrounds, and so the 2100m2 (approx.) allotment was created with no immediate neighbours in sight.

Many buyers want extra space and privacy however sometimes even 1-3 acres is too much maintenance. Here you get the feeling of having endless acres with just the maintenance of 'just over' one half of an acre – that's a massive plus! as stated the property is a little over 10 minutes to town. We are fully fenced; the home is serviced by 3 water tanks (one was recently removed to bring more light into the home) and there is another tank by the shed. Septic is independent and there is mains power. The seller currently uses skymesh for internet access.

The council approved home offers easy, comfortable, lowset living. Verandas wrap around 2 sides of the home. Summer nights are a breeze as you can literally lock the screen doors and let the cool air travel through. Fans, air conditioning and the woodfire heater perfectly control the mood and temperature. The open plan living is modern and inviting. the kitchen is a decent size. as is the





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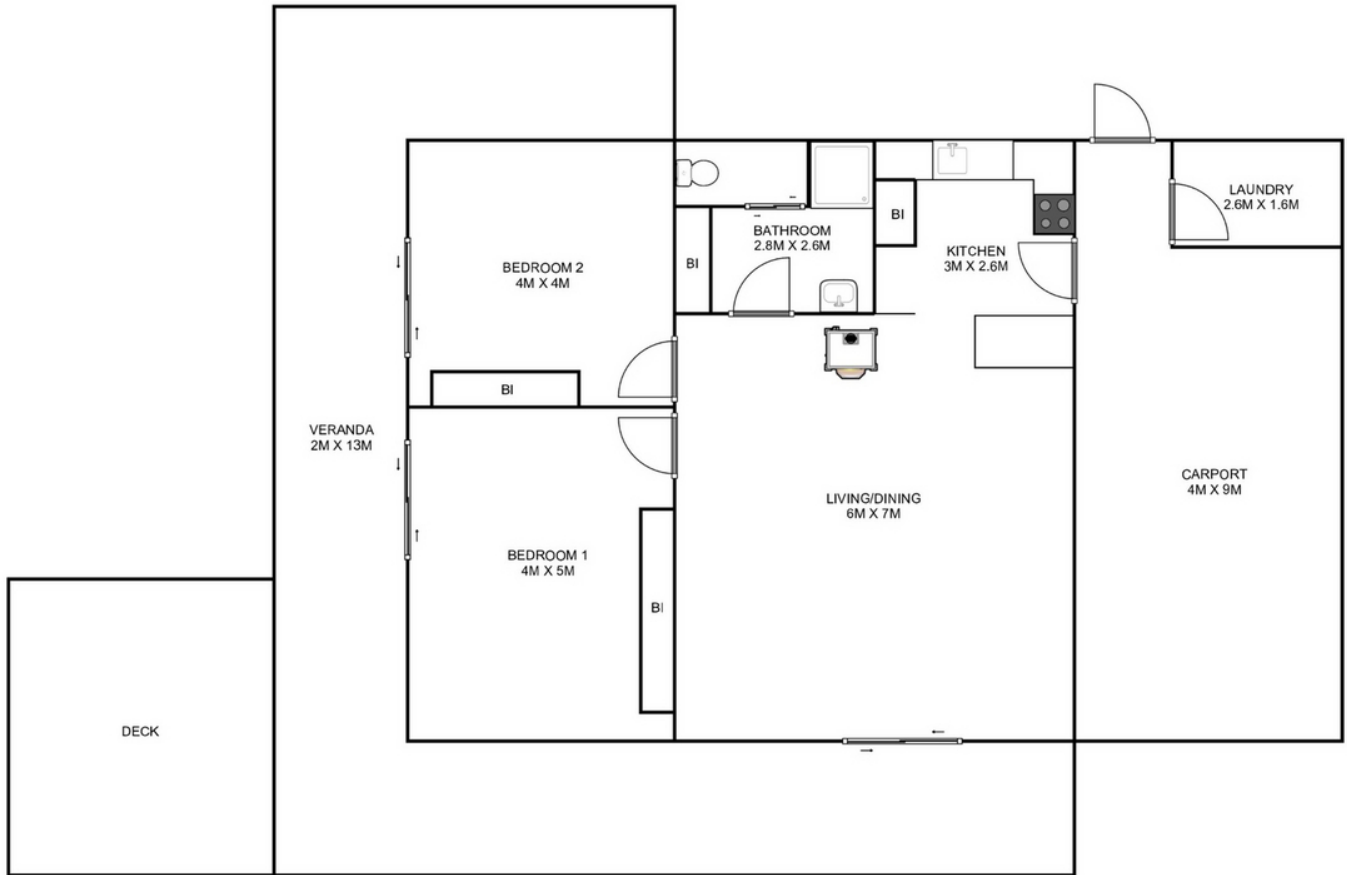
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### INCLUDES

GARAGE 6M X 6M  
CARPORT 6M X 5M  
CARPORT 6M X 5M

ALL MEASUREMENTS ARE APPROXIMATE



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