

FOR SALE

50 MCHUGH STREET, GRAFTON, NSW, 2460

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RIVERSIDE MASTERPIECE PRICED FOR AN IMMEDIATE SALE!

PRICE:\$690,000

OPEN FOR INSPECTION:
N/A

* A pre-market pest and building will be made available to genuine purchasers*

Architecturally designed by the art-deco inspired, Sydney based architect CC Phillips, and built in 1951, this riverside masterpiece named 'Stratham', is like no other property in the Clarence Valley.

Further enhanced by the riverside positioning, the 716m2 (approx.) allotment takes pride of place on the corner of McHugh Street & Fry Street providing immediate access to the public boat ramp. The stately, and well considered design, ensures river views are showcased on both levels, and most importantly, from the areas the custodians frequent the most. Here, there is a perfect symphony of feminine elegance and masculine grandeur rarely balanced in such a magnificent manner.

Gated entry to the yard is mirrored with the double door entry to expansive and refreshingly spacious formal foyer. The void travels upwards and outwards leading you to wonder what's next. Clearly the jewel in crown is the substantial, yet theatrical, curved staircase joining the levels. This masterpiece is believed to have been constructed with solid concrete with hand crafted silky oak treads. The brick chimney and Juliet balconies are just as charming.

Quirky design features travel throughout the home starting with downstairs. To the left of the foyer is the stately, air-conditioned formal living room with wood-fire heating. This spacious room is perfect as is, however if you would like to host large family gatherings or prefer open-plan-living, you can open the doors to join the additional living/entertainment room. This room spills out into the

Kylie Swift // 0488 161 621

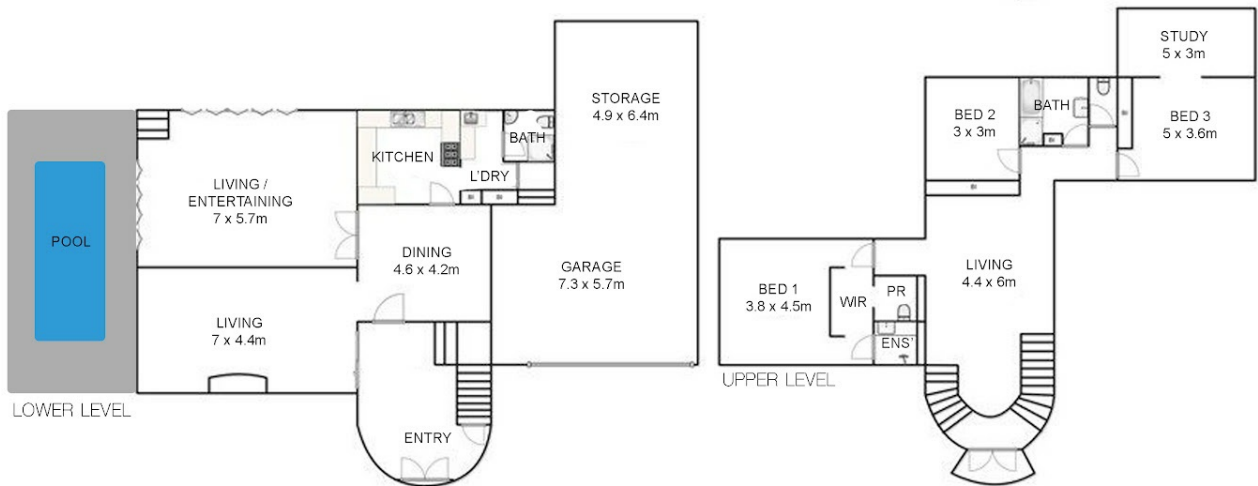
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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