




Sold

13 ROSEWOOD DRIVE, CLARENZA, NSW, 2460

4  | 2  | 2 



ROMANCE ON ROSEWOOD

PRICE: \$835,000

A sister development from the well-established Merton Mews, Merton Brook Estate is just 50 minutes North of Coffs Harbour, 30 minutes West of Woolli & Minnie Water and an easy 5-minute drive to the CBD of Grafton. Here, we are large enough to have services and sealed road access, yet we are small enough that marsupials still share space. There's an ecological balance here.

OPEN FOR INSPECTION:
N/A

This story book setting starts with the leaf-lined 1 acre allotment, with a gently undulating nature corridor and seasonal brook at the rear. Young shrubs, cottage flower gardens and the quaint vegetable patch are already in the picture.

Inspired by the architecture of yesteryear, alongside the appreciation of clean, low-set modern living, the design features of our Rosewood property package balance the best of both worlds beautifully.

Here are just some of her attributes:

- Circa 2022, this elegant property package is approximately 18 months old and was generously designed for the enjoyment of the owner occupier.
- The home consists of four carpeted bedrooms, three with walk-in robes and one with a built-in robe. Independently zoned ducted air conditioning is a feature throughout.
- Two fully equipped bathrooms inclusive of a luxurious master ensuite with a free-standing clawfoot bath, large shower, and enclosed toilet room. All-inclusive 2 x showers, 2 baths, 2 x vanities, 2 x toilets.




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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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