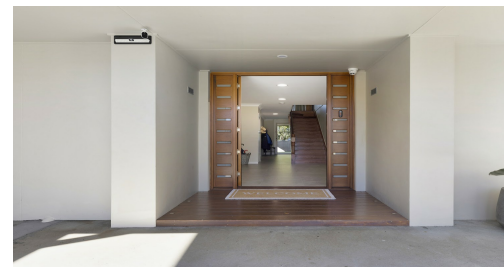


# Sold

52 MCHUGH STREET, GRAFTON, NSW, 2460

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## GRAND, COLLOSAL, RIVERFRONT LIVING OFFERED FOR GENUINE SALE

PRICE: \$1,245,000

OPEN FOR INSPECTION:  
N/A

50 minutes to Coffs Harbour, and 90 minutes to Ballina, is this Centerstone on the banks of the Clarence River. Perfectly poised, with only one neighbour to the left and the boat ramp to the right, here, there is a harmonious blend of privacy, ambiance and convenience. Everything is on a grand scale from the remarkable, absolute riverfront allotment of approximately 2755m<sup>2</sup>, to the colossal home that has proudly developed over time.

Versatility is offered here with an abundance of shedding. Whether you have luxury cars, boats, trailers or would like to explore secondary uses such as commercial space (STCA), the use of the front of this allotment has been capitalised. The independent 7.6m x 7.6m, fully powered shed comfortably stores 3 vehicles (and more) and then there is a double garage (5.8m x 7.9m) plus carport. In addition, a breezeway is currently used to store the watercraft toys. 3-Phase power an added bonus!

Formal entry to ground level living opens a wide range of opportunities. This level offers a plethora of space, with so much of it multifunctional. Currently we have 2 spacious bedrooms with BIR's and a massive riverfront room that could be a 5th bedroom, living with kitchenette, or entertainment space. There is a ground level bathroom, laundry, plus a U-shaped workspace currently used for the home gym, sauna and workshop. Storage is great, and there is an outside entertainment area here too. This level could be easily self-contained.

You know you have 'made it' when you reach the upper level. From the sophisticated formal living room that retains a little mid-century charm, to the large alfresco deck, here you are drenched in


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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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