



# FOR SALE

142 ALICE STREET, GRAFTON, NSW, 2460

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## ALICE IN WONDERLAND | YOUR WONDERLAND IN ALICE AWAITS...

PRICE: \$535,000 - \$555,000

OPEN FOR INSPECTION:  
N/A

'It's no use going back to yesterday, because I was a different person then' - Alice

Whether you are curious, like Alice, growing tired of meandering down many streets looking for your destination (Alice in Wonderland) or you are ready to create your own Wonderland in Alice; here, at 142 Alice Street, you have a backdrop of where dreams are made.

This storybook setting starts in not only one of Grafton's favourite streets, but one of its favourite blocks. For this part of Alice is dressed in some of the areas most spectacular Heritage Homes. From the late 1800's, to the early 1900's and even up to mid-century; this isn't a location buy, it's a destination.

The King and Queen of hearts rule the garden, and there are hearts in spades here. Camphor laurel and Jacaranda's weave the street and the surrounding gardens are divine. Who would have known that many of the leafy allotments here are HUGE, and we are no exception. Your wonderland awaits on a platform of approximately 1457m<sup>2</sup>. In fact, your block is a whopping 111m's long!

Maybe you aspire to have unlimited vegetable gardens, an orchard and chickens. Perhaps you would like to drop in a pool, string some lights, and create an Italian courtyard OR how about more shedding, the studio, or a second dwelling (STCA)? My feelings are there is enough space FOR IT ALL – if that's what your heart, of hearts, desires. To get you started we already have timber shedding. mixed fruiting trees and a winding path to the rear boundary where we have an A-frame




**Kylie Swift // 0488 161 621**

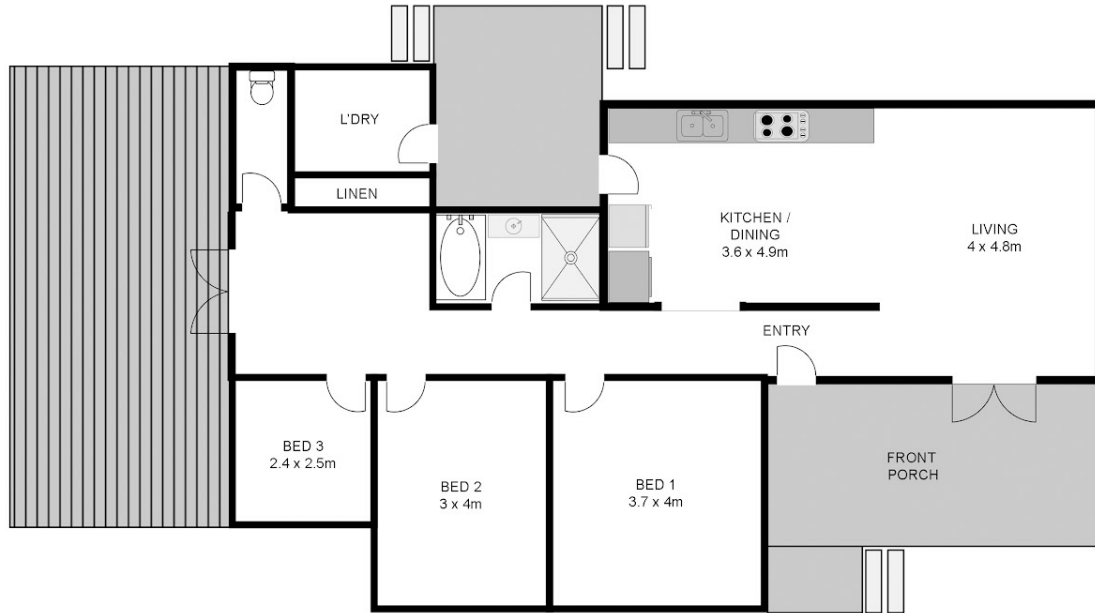
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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