


Sold

11 CROWN STREET, GRAFTON, NSW, 2460

4  | 2  | 4 



ARCHITECTURALLY DESIGNED SANCTUARY - BE IN BEFORE XMAS!

PRICE:\$745,000

OPEN FOR INSPECTION:
N/A

Three amazing levels of generous proportions are on offer within the walls of this architecturally designed masterpiece, at the edge of a quiet riverside estate.

This large bespoke property package sits on a generous allotment of 880m². The home offers a platform for the largest of families with FOUR BEDROOMS, TWO BATHROOMS + ONE STUDY including the large guest or teenagers retreat at the rear.

The generous & versatile floorplan provides the new owner with multiple options across the levels and has been tastefully updated and renovated throughout. The position, tucked away next door to a near-vacant block, offers privacy that is hard to find when buying in town.

The heart of the home is the sunken formal living space, with plantation shutters, wood-fire heating, air conditioning and a built-in bookshelf. The air-conditioned master suite is significant with a large walk-in-robe and ensuite bathroom equipped with a generous shower, gorgeous free-standing bath and a balcony creating a private, leafy spa-like-sanctuary. Bedrooms two & three feature built-in-robos close to the master bathroom.

The upper level, ideal for a teenage retreat or guest accommodation is large enough to double as a bedroom, dining and living area. This space also enjoys its own kitchenette and private veranda. The modern, open plan kitchen is on the lower level alongside a generous dining space and nearby is the laundry with a third toilet. The study is central to the living area and the kitchen, plus there is direct access to the shed from the kitchen also.


Kylie Swift // 0488 161 621

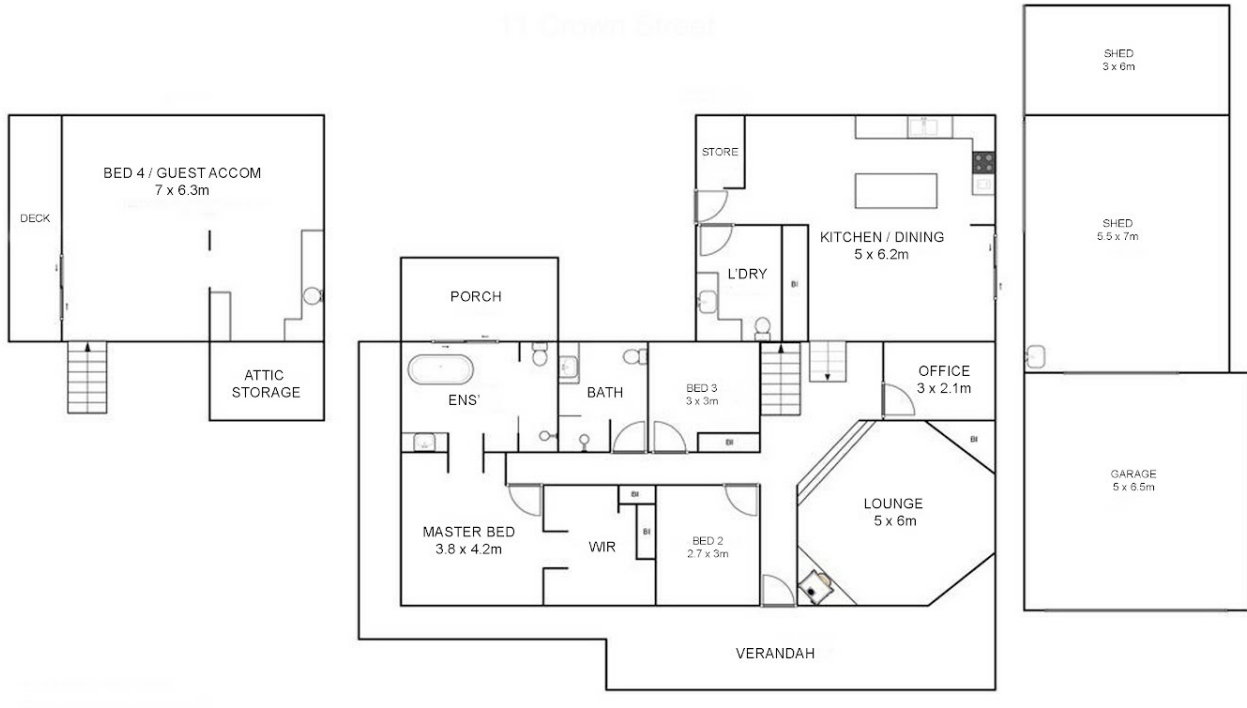
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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