

# 1 Deptford Close, Clarence Town, NSW 2321



## Sold House

Wednesday, 27 March 2024

1 Deptford Close, Clarence Town, NSW 2321

Bedrooms: 1

Bathrooms: 1

Parkings: 6

Area: 9712 m2

Type: House



Tavis Chivers  
0428921704

**\$1,080,000**

Just 1km from Clarence Town, this expansive 2.4 acre parcel of land is awaiting you to create your dream home along the pristine banks of the Williams River surrounded by other luxury residences. The property already boasts a substantial 150sqm shed complete with full bathroom amenities and a wood fireplace suitable for cooking and also providing a comfortable space for temporary accommodation during the construction of your new home (STCA). Later the shed serves as a storage area for outdoor equipment, easily accommodating the van and ski boat of course. Property highlights: • Deep river frontage less than 500m from Ski Zone • Approx. 70m of river frontage, offering easy access • Approved building envelope with stunning river views • 15m x 10m shed with 2 x 3.6m x 3.3m high roller doors • Single dam situated on the property • Zoned R5 Large Lot residential under the Dungog Shire LEP • Lot 9 DP 1176703 • Approx. travel time – Raymond Terrace 20 mins, Maitland 30 mins, Newcastle 1 hour, Sydney 2 hours & 20 mins, Alternatively enjoy a leisurely boat ride! Don't miss this rare opportunity to secure one of the last vacant holdings in this exclusive and highly sought after 'Riverbend Estate'. For sale by expression of interest closing Thursday 18th April @4pm if not sold prior. Contact Tavis today to arrange your private inspection.