

**11 North Street, Eatonsville, NSW 2460**



**Other For Sale**

Friday, 10 May 2024

**11 North Street, Eatonsville, NSW 2460**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



John Cameron

0409377181

## SALE

**\*Building & Pest Inspection Reports Available Upon Request\*** Nestled on a picturesque 3.5-acre estate just 15 minutes from Grafton's CBD, 11 North Street, Eatonsville is a home that is truly one of a kind. This property is a rare find in the market and presents a compelling opportunity that must not be overlooked. The main residence exudes a resort-style ambiance and has been thoughtfully designed to maximize the stunning rural and Clarence River views. With expansive verandahs and decks wrapping around the home, every room offers a scenic vista, perfect for relaxing or entertaining guests. The interior features an open plan kitchen and dining area, flowing seamlessly into a cosy living space complete with a fireplace and air conditioning for year-round comfort. Accommodation in the main house includes two spacious bedrooms, the master boasting its own ensuite for privacy and convenience. The attention to detail and the quality of the finishes throughout the home are evident and designed to enhance the living experience. Please refer to the floorplan provided for an understanding of the layout. Additional to the main house, the property includes a charming caravan/cottage that is fully set up for guest accommodation. This space has successfully operated as an Airbnb and features a well-appointed kitchen, dining and living area, a cosy bedroom, a full bathroom, and a verandah overlooking the impressive landscape. For those with a creative flair, the property offers a versatile insulated single garage that has served as an art and music studio, and there is ample vehicle storage with a double carport attached to the main residence. Notable features include:- Approximately 3.5 acres- 2 bedrooms- 2 bathrooms- Air conditioning- Fireplace- Double carport- Single garage- 3kw solar system- Clarence River views- Caravan/cottage This property is a sanctuary for those seeking a unique living experience, all within a breathtaking natural setting. Properties like this do not come to the market often, so seize the opportunity to make 11 North Street, Eatonsville, your new home. Contact John Cameron from Ray White TKG on 0409 377 181 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.