

# 111 Oliver Street, Grafton, NSW 2460



## Sold House

Friday, 3 November 2023

111 Oliver Street, Grafton, NSW 2460

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1245 m2

Type: House



Melissa Dayes Lic  
0467000447



Terry Deefholts Lic  
0413299176

**\$790,000**

Remarkable and elegant in every way - 111 Oliver Street - also known as The Manse - is a true jewel in Grafton's rich history of beautiful homes. The designated residence of the presiding minister of the Presbyterian Church of Grafton from its construction in 1875 to 2005 when it went to private ownership, this spacious and stylish home is testament to an era when buildings were built to last. With thick brick walls externally and standard internal brick walls - the insulation quality on offer here really need to be experienced to be believed. This well-maintained home has seen key improvements and updates over the years while the historic character has been maintained. High ceilings, wide timber floorboards, decorative plaster work, thick cedar doors and window frames and bull nose verandahs are just some features. Indeed - current Elders staff have not seen another home boasting a ball room. Centrally located, you don't even have to leave the home to watch the cricket or the AFL across the road at Ellem Oval. The generous 1,245m<sup>2</sup> block is actually on two titles so there is further opportunity here for development, however it is important to note that the property itself is heritage listed within the NSW Government State Heritage Inventory (not of state significance). Documents regarding what this means for prospective purchasers are available upon request. With five bedrooms, this home caters to the needs of a large family or individuals seeking versatile living spaces. One of the bedrooms offers private access, making it ideal for a home office setup. Embrace the comfort of spacious living areas designed for both formal and informal gatherings. Warm up on chilly evenings by the wood fire in the formal living room, or host lively get-togethers on the expansive covered deck off the family room. The kitchen and bathrooms seamlessly blend modern functionality with the home's charming aesthetic. They are thoughtfully appointed, reflecting a balance between style and practicality. The property is adorned with established gardens that enhance its curb appeal and provide a serene space for outdoor relaxation, not to mention the orange tree that produces an abundance of succulent fruit. The property offers an plenty of garage space for two cars and a workshop with an additional storage room for tools or wine. This is an opportunity simply not to be missed, this property must sell at Auction Monday 4th December. For more information or to declare your interest contact Melissa Dayes on 0467 000 447 or Terry Deefholts on 0413 299 176.\* Pest and building reports are available upon request. Melissa Dayes Licence No. 20310310 Terry Deefholts Licence No. 20416801

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