

# 16 Hillview Drive, Waterview Heights, NSW 2460



## House For Sale

Friday, 10 May 2024

16 Hillview Drive, Waterview Heights, NSW 2460

Bedrooms: 5

Bathrooms: 3

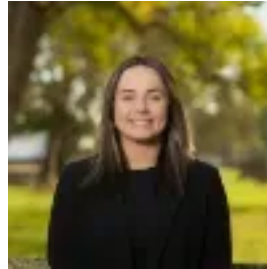
Parkings: 4

Area: 7459 m2

Type: House



Jake Kroehnert  
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Tayla Lavender  
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## AUCTION

Auction Details: Wednesday 5th of June 6pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* Prepare to stake your claim on this stunning 5-bedroom family retreat at 16 Hillview Drive, set to sell under the hammer on June 5th. Nestled on a sprawling 7,460 m<sup>2</sup> block of land this unique property is set back from the road and surrounded by lush gardens and trees ensuring utmost privacy and a serene living environment. Please do not perceive this property to be beyond your reach. We will be welcoming new owners upon the fall of the hammer. The home features a generous layout that includes three well-appointed bathrooms and five spacious bedrooms, three of which are equipped with built-in wardrobes. The remaining two bedrooms are masterfully designed with private ensuites, with the principal master bedroom further enhanced by a luxurious walk-in robe. Central to the home is an expansive open plan area that combines the kitchen, dining, and living spaces into a cohesive and inviting area. The timber kitchen is modern and functional, equipped to cater to all culinary needs. In addition to this versatile living space, there is a separate formal living area, providing an ideal retreat for parents. Air conditioning in the open plan area and master bedroom ensures comfort throughout the year. Please refer to the floorplan provided for an understanding of the layout. Adding to the appeal of this home are the comprehensive amenities, including a double garage attached directly to the residence, a substantial 6.8m x 9m colourbond shed, and two additional garden sheds, offering ample storage solutions. Energy efficiency is prioritized with a 1.5kw solar system and a solar hot water system, minimizing utility costs. Outdoor living is celebrated with an in-ground swimming pool, perfect for the warmer months, and extensive private grounds that invite leisure and outdoor activities. Waterview Heights is locally known as the goal destinations for those lucky enough to grow up in the Clarence Valley. From flood free location and generous blocks with space between neighbours, Waterview Heights will enhance your lifestyle. Notable features include:- 7,460m<sup>2</sup> block (approx.)- 5 bedrooms- 3 bathrooms- Double garage attached to home- Multiple living spaces- 2 x air conditioners - 1.5kw solar system - Solar hot water system- Detached colourbond garage- In ground swimming pool This remarkable home is set to be sold at auction on June 5th, presenting a unique opportunity to acquire a substantial and luxurious lifestyle property in a prestigious locale. The Jake Kroehnert Team from Ray White TKG on 0422 260 192 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.