

**30 Grandview Close, Clarence Town, NSW 2321**



**House For Sale**

Thursday, 18 April 2024

30 Grandview Close, Clarence Town, NSW 2321

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 3 m2**

**Type: House**



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## Contact Agent

Located in a quiet cul de sac on just under 10 acres this partly cleared, partly timbered acreage provides the perfect lifestyle for those wanting room for the kids to enjoy and space to ride their little motorbikes around. The home was built in 2018 by Hotondo and features 3 bedrooms, 2 bathrooms with an open plan kitchen, dining & living area which opens out onto the cemented alfresco area. Ideal for indoor/outdoor entertaining. The home has tiled living areas, a combustion woodfire, reverse cycle air-conditioning & over 5kw of Solar panels. The property currently runs starlink however the owners will be taking this with them. The kitchen has 20mm stone benchtops, 900mm bottled gas cooktop and electric oven as well as a dishwasher and breakfast bench. The main bathroom features a separate shower & bath and all bedrooms have built in robes, carpet & ceiling fans with the main bedroom featuring a walk in robe. This property is suited to small families or couples wanting a peaceful lifestyle with space from the neighbours. For those larger families there is plenty of room to build a second dwelling or extend on the original. Being a clad build it is a lot easier than brick to extend and build on. Water storage is not a problem with a huge 110,000L of water and a large dam for the animals to use or kids to throw a kayak or two in. Externally the original shed was built in the 2000's and was previously lived in while the dwelling was being built. The shed is currently set up with covered carports on both sides, single roller door & sliding door access, workshop, 2 bedrooms, kitchen and bathroom. The shed & carports are approximately 13.3m wide x 17.9m in length. There is currently a prefabricated granny flat on the property which is in the photos, this is not staying with the property. The property is fully fenced and has had horses on the property in the past, there is mains power, envirocycle septic and 3 phase power to the top power pole. The property is yours to set up the grounds how you want to. As a blank canvas, put in a paddock or 2, continue to grow veggies or fruit trees and enjoy the seasonal creek and timbered aspect for your bon fires and camping with friends. The property is located only minutes from Clarence Towns shopping village, Williams River Boat Ramp, Local Pub & Bowling Club as well as the Medical centre, local Preschool & Public School. Council rates are approx.. \$2628 annually and the estimated rental return is \$680-720 per week If you are looking for an affordable acreage where you can plan the use of the land to suit your lifestyle, then this property is not one to miss viewing. \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.