

**32 Rifle Street, Clarence Town, NSW 2321**



**Sold House**

Tuesday, 27 February 2024

32 Rifle Street, Clarence Town, NSW 2321

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2014 m2**

**Type: House**



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Jedda Casserly

**\$625,000**

This may be the best opportunity you will find to create your dream lifestyle in the heart of Clarence Town. If you're looking for your first home or investment property this is a must to inspect! Set on a perfectly manicured 2,014sqm block, the kids will have plenty of room to play. Boasting open living spaces, a combustion fireplace and modern features the interior certainly creates a warm and inviting atmosphere. With a freshly renovated designer bathroom with a rainwater shower head, frameless glass shower, standing bathtub and timber bench top. This bathroom has been designed to impress with sleek finishes and recessed shelving. As you step outside onto the timber balcony you can take in the beautiful surroundings and views of your wrap around verandah, a stylish alfresco entertaining area, and a watercourse flowing through the property. There's room for outdoor activities all year round! On this easy care large sunny block, you will discover extensive lower level storage with a large shed and carport with spaces to store a boat or caravan. This home really ticks all of the boxes. Features include: \* Renovated family home on a generous, well-maintained 2,014 SQM block \* Living area with split system air-conditioning \* Kitchen and combined dining with plenty of storage and oven with cooktop \* Combustion fireplace \* Timber floorboards throughout \* Main bedroom with ceiling fan and A/C \* 2nd bedroom with ceiling fan and built in robe \* Modern luxury main bathroom with freestanding bath, vanity and shower \* Separate toilet \* External laundry \* Garage with lots of storage space \* Double carport \* Outdoor entertaining alfresco area \* Wrap around verandah \* Clothes line \* Established trees and watercourse through property \* Fully fenced yard with side access \* 500m to the Williams River, boat ramp & swimming jetty \* Approximately 33km to Maitland, 42km to Newcastle Airport & 40km to the M1 The central location of this home is perfect for those busy families, being so close to the main street where you will find the local grocer, park, medical centre, bowling club, sporting facilities and more. If you are a keen fisherman or like to ski or kayak, the Williams River is a mere 500m away. For more information or to book your viewing today, contact Baylee Wheeler on 0499 926 448. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.