

33 Sussex Street, Copmanhurst, NSW 2460



Sold House

Sunday, 2 June 2024

33 Sussex Street, Copmanhurst, NSW 2460

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1668 m2

Type: House



Terry Deefholts
0413299176

\$500,000

Located just a short 20-25 minute drive from Grafton, 33 Sussex Street offers a rare chance to own two homes on one block in the picturesque village of Copmanhurst. Nestled along the banks of the Clarence River, Copmanhurst really is a hidden delight. The property features two distinct dwellings: an original three-bedroom home built in the 1950s however revamped in the 1990s, and a newer two-bedroom house constructed in 1994. Each residence showcases thoughtful design elements, reflecting the charm and character of their era. The newer house boasts a fantastic layout, highlighted by a master bedroom with a separate door to the spacious main bathroom, effectively creating an en suite feel. With a modern open-plan kitchen, it offers contemporary living spaces for comfortable family living. In contrast, the older house features a cosy galley-style kitchen and retains its original charm, offering a nostalgic appeal to those who appreciate vintage aesthetics. Both homes are generously proportioned and feature expansive verandas, perfect for enjoying the serenity of Copmanhurst. Situated on a sizable 1,668sqm block, this property presents a special package with plenty of land and versatile living options. While some work is required, there is immense potential waiting to be unlocked by astute buyers. Additional features include a solar hot water system for the original house and a return-to-grid solar system for the newer dwelling, providing peace of mind for prospective purchasers with the rising costs of electricity. With our Property Management team estimating rental returns of up to \$350 per week for the older house and up to \$400 per week for the newer house, this property presents an attractive investment opportunity. Whether you're looking to enhance your investment portfolio or seeking a dual-living arrangement for your family, this is an opportunity not to be missed. The owner is committed to selling, and time is of the essence. Don't hesitate to bring forward your strong offers and seize this rare opportunity in Copmanhurst village. For more information or to declare your interest contact Terry Deefholts on 0413 299 176. Terry Deefholts Licence No. 20416801

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