

39 Orara Street, Eatonsville, NSW 2460



House For Sale

Friday, 3 May 2024

39 Orara Street, Eatonsville, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1 m2

Type: House



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SALE

Building & Pest Inspection Reports Available Upon Request Welcome to 39 Orara Street, a rare gem located in the serene community of Eatonsville, where properties like this come onto the market only occasionally. Situated on an expansive 2.5-acre plot, this beautifully maintained home combines the tranquillity of rural living with the convenience of being just 10 minutes from the CBD and merely 200 meters from the picturesque Clarence River. With demand for properties of this type outweighing supply, it is crucial that you declare your interest early and offer strong. Constructed from durable hardwood, this home exudes warmth and resilience, featuring three generously sized bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and comfort. The heart of the home is the open plan kitchen, dining, and living area, which is equipped with air conditioning for year-round comfort. The large undercover deck, accessible from the living area, not only offers breathtaking views of the rolling rural paddocks but also presents potential for future expansion (STCA). It has been thoughtfully designed to accommodate a kitchen extension or a fourth bedroom, should additional living space be desired. Please refer to the floorplan provided for an understanding of the layout. Beneath the home is a practical carport, providing secure parking and additional storage space. The property also includes a chicken pen and a water trough, adding to its rural charm and self-sufficient potential. These features make it well-suited for raising poultry and keeping horses, offering a truly pastoral lifestyle. Being just a moment's walk to the Clarence River, and a short 10 minute drive to Graftons CBD, this is an opportunity to take with both hands. this property's block was originally zoned for a shop, presenting a unique opportunity for commercial development or the establishment of a home-based business, subject to the necessary approvals. Notable features include:- 2.5 acres (approx.)- 200m from the Clarence River- Home completely made of Hardwood- 3 bedrooms- 2 bathrooms- Air conditioning- Carport- Chicken pen- Water trough- Rent appraisal \$450 - \$480 per week Properties in Eatonsville are few and far between, making this small acreage offering a truly unique opportunity not to be missed. Whether you're seeking a peaceful rural retreat or a family home close to the amenities, 39 Orara Street presents the perfect blend of both worlds. 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.