

**40 Grevillia Drive, Waterview Heights, NSW 2460**



**House For Sale**

Friday, 1 December 2023

40 Grevillia Drive, Waterview Heights, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

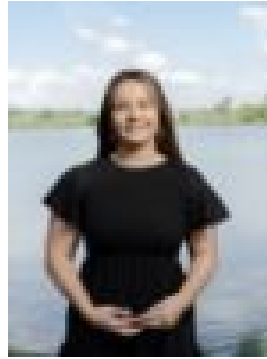
**Parkings: 8**

**Area: 8858 m2**

**Type: House**



Jake Kroehnert



Tayla Lavender  
0439745050

## SALE

**\*Building & Pest Inspection Reports Available Upon Request\*** Presented to the marketplace is a rare opportunity to secure a piece of paradise in the sought-after Waterview Heights. This exquisite, lowset brick and tile family home is nestled on an expansive 2.1 acre (approx.) block, and is ideally located just 10 minutes from Grafton. Properties such as this are rare, so please ensure you declare your interest early and offer strong. As you step inside, you are greeted by the impressive open-plan kitchen, dining, and living area. This space offers an inviting area for family and friends to gather and features an air conditioner and fireplace ensuring year-round comfort. The indoor/outdoor entertaining area seamlessly connects with the interior living space, all while overlooking the expansive property grounds. 3 out of the 4 bedrooms are equipped with built-in robes, the master also features an ensuite. Please refer to the floorplan provided for an understanding of the layout. Outside, the property truly shines with an in-ground swimming pool complemented by a charming gazebo - an ideal spot for relaxation or outdoor entertaining. For those requiring extra storage or workspace, a large 12m x 12m barn-style shed with three roller doors is a welcome addition. In addition to this, the property also features two rainwater tanks with pumps and a 6.6kw solar system. The demand for lifestyle properties such as this has never been higher. An inspection is essential to fully comprehend the blend of location, setting, and generous proportions this property provides. Notable features include:- 2.1 acres block (approx.)- 4 bedrooms- 2 bathrooms- 2 x air conditioners- Fireplace- 6.6kw solar system- In-ground swimming pool- 12m x 12m barn style shed Please ensure you make your interest known early as homes in this highly sought after area never last long. Contact Jake Kroehnert & Tayla Lavender 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.