

40 Havelock Street, Lawrence, NSW 2460



House For Sale

Friday, 14 June 2024

40 Havelock Street, Lawrence, NSW 2460

Bedrooms: 3

Bathrooms: 1

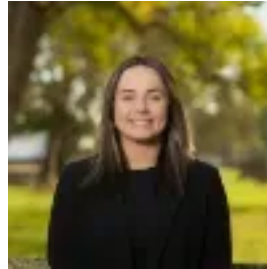
Parkings: 4

Area: 1155 m2

Type: House



Jake Kroehnert
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Tayla Lavender
0422260192

\$560,000 - \$590,000

Building & Pest Inspection Reports Available Upon Request Nestled in the serene suburb of Lawrence, just a short 20-minute drive to Grafton's CBD, sits this charming brick and tile residence at 40 Havelock Street. Positioned on a generous 1,155m² (approx.) block, this home is ideal for families, investors, or anyone looking for a spacious retreat in a peaceful locale. Our seller has instructed early offers, with the intention of a swift result. Please ensure you declare your interest early to avoid disappointment. The home features three well-appointed bedrooms, two of which boast built-in wardrobes, with the master bedroom enhanced by a walk-in robe. The bathroom has been tastefully renovated, combining modern fixtures with classic style to create a space that is both functional and relaxing. The large living space effortlessly flows into the dining area and adjoining kitchen, making it perfect for entertaining or family gatherings. Enjoy the convenience of split system air conditioners located in the master bedroom and the expansive living room, ensuring comfort all year round. Please refer to the floor-plan provided for an understanding of the layout. This property is well-equipped for multiple vehicles and workshop space, featuring a single garage and carport as well as another separate double garage and double carport. Set on a sprawling 1,155m² block, there is ample room for outdoor activities, gardening, or future expansions as per your needs. Dual street frontage is yet another feature that many properties cannot offer, with side and rear access to the shed/garage space. Lawrence itself is known by those who live there as the only place to be. Sporting fields, the Lawrence general store and Lawrence tavern are just a few of the key points that enhance the appeal of the town. Being a short 25 minute drive to Grafton & a quick trip to the beaches of Yamba, living here boasts the benefit of a peaceful and safe community with close proximity to major towns. Notable features include:- 1,155m² block (approx.)- Brick & tile construction- 3 bedrooms- 1 bathroom- 2 x split system air conditioners- Multiple sheds and carport- Rear lane access- Rental appraisal \$495 per week This property is priced to sell and presents a fantastic opportunity for those wanting to establish themselves in a peaceful location. 40 Havelock Street is more than just a house, it's a potential-filled home awaiting new owners to start their next chapter. Inspect early and offer strong. Contact 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.