

# 438 Old Glen Innes Road, Waterview Heights, NSW 2460



## Sold House

Thursday, 21 December 2023

438 Old Glen Innes Road, Waterview Heights, NSW 2460

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 2100 m2

Type: House



Kylie Swift

**\$500,000**

Downsizer from a larger acreage? Home base whilst travelling? First home or investment property? Just over 10 minutes' drive from the Grafton CBD, is this very special offering, that quite frankly 'adds-up'. The location adds up, the size of the land adds up and when you estimate the replacement value, that adds up too. Regarding land & location; from memory, this parcel of flood-free land was once subdivided from the larger acreage that surrounds, and so the 2100m<sup>2</sup> (approx.) allotment was created with no immediate neighbours in sight. Many buyers want extra space and privacy however sometimes even 1-3 acres is too much maintenance. Here you get the feeling of having endless acres with just the maintenance of 'just over' one half of an acre – that's a massive plus! as stated the property is a little over 10 minutes to town. We are fully fenced; the home is serviced by 3 water tanks (one was recently removed to bring more light into the home) and there is another tank by the shed. Septic is independent and there is mains power. The seller currently uses skymesh for internet access. The council approved home offers easy, comfortable, lowset living. Verandas wrap around 2 sides of the home. Summer nights are a breeze as you can literally lock the screen doors and let the cool air travel through. Fans, air conditioning and the woodfire heater perfectly control the mood and temperature. The open plan living is modern and inviting, the kitchen is a decent size, as is the bathroom. The décor is modern and timeless and suits the rural positioning. Both King Size bedrooms offer wardrobes and veranda access. Over the years there have been many conversations on how to best use and develop the property. Current zoning laws are more generous when it comes to granny flats and second dwellings so that's something to consider if required (STCA). IF you need a third/fourth bedroom there is certainly room to extend, and we think the current carport off the home would be a great place for this. OR if you only need 2 bedrooms, just move in, and make it your own. The double garage and carport alongside the home is already ready for vehicles and pursuits. We have been instructed to sell the property in true #swiftsale style so please don't sit on your hands. Contact Kylie Swift of Virtue Property Grafton on 0488 161 621 to express your interest. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.