

50 McHugh Street, Grafton, NSW 2460



House For Sale

Friday, 19 January 2024

50 McHugh Street, Grafton, NSW 2460

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 715 m2

Type: House



Kylie Swift

CLOSING DATE SALE

* A pre-market pest and building will be made available to genuine purchasers*Architecturally designed by the art-deco inspired, Sydney based architect CC Phillips, and built in 1951, this riverside masterpiece named 'Stratham', is like no other property in the Clarence Valley.Further enhanced by the riverside positioning, the 716m2 (approx.) allotment takes pride of place on the corner of McHugh Street & Fry Street providing immediate access to the public boat ramp. The stately, and well considered design, ensures river views are showcased on both levels, and most importantly, from the areas the custodians frequent the most. Here, there is a perfect symphony of feminine elegance and masculine grandeur rarely balanced in such a magnificent manner.Gated entry to the yard is mirrored with the double door entry to expansive and refreshingly spacious formal foyer. The void travels upwards and outwards leading you to wonder what's next. Clearly the jewel in crown is the substantial, yet theatrical, curved staircase joining the levels. This masterpiece is believed to have been constructed with solid concrete with hand crafted silky oak treads. The brick chimney and Juliet balconies are just as charming.Quirky design features travel throughout the home starting with downstairs. To the left of the foyer is the stately, air-conditioned formal living room with wood-fire heating. This spacious room is perfect as is, however if you would like to host large family gatherings or prefer open-plan-living, you can open the doors to join the additional living/entertainment room. This room spills out into the private courtyard and pool area. The kitchen with its own servery, is positioned alongside the entertainment room as does the formal dining space. Laundry facilities and a small bathroom are close by. (Please consider, that if you needed 4 bedrooms there are certainly options to convert some space either downstairs or upstairs).Rest and retreat happen on the upper level. Our third living space is located at the top of the staircase and central to the three large bedrooms (one a double sized room). The master suite has a walk-through robe and ensuite, whilst the other bedrooms are serviced by the original art-deco bathroom. The light that flows into this level is phenomenal, kept cool by river breezes or ducted air-conditioning.Car accommodation and storage requirements are well catered for with the high ceiling, double/triple remote garage, plus mezzanine storage space. There is so much to share and so much to see so please be sure to book your inspection ASAP. We all know that the replacement cost on a property such as this would far exceed the \$1m mark, so please don't hesitate.Make history your homage by calling Kylie Swift of Virtue Property on 0488 161 621.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.