

# 66a Clarence Street, Brushgrove, NSW 2460



## House For Sale

Thursday, 11 April 2024

66a Clarence Street, Brushgrove, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1915 m2**

**Type: House**



Amy Betteridge  
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Jenny Betteridge

**\$545,000**

Featuring a lovely old weatherboard home, set on a large 1915m<sup>2</sup> battle axe block overlooking the South Arm of the Clarence River with a grassy riverbank to the waters edge. Relax under the shade of the big mango tree by the river and enjoy the picturesque outlook, whilst you cook up a feed on the outdoor brick barbecue. This classic old home has undergone some changes over the years with original verandahs being closed in that could be re-opened to expose more of the original weatherboard exterior. Boasting high ceilings throughout most of the home, French doors, vj lined walls and looking underneath the house timber floors beneath some of the existing floor coverings. The kitchen, lounge and dining room are all quite large, as is the main bedroom, whilst the enclosed verandahs have been utilised to create a second bedroom, bathroom and two sunrooms. There is also a small open covered verandah off one side of the home, where you will find a second toilet. Directly behind the home is an outdoor laundry plus an open face shed with room for one car plus a workshop area. Located at the top end of Woodford Island in the village of Brushgrove, which is situated midway between Maclean and Grafton. This property is ideal for any home buyer that wants an affordable flood free waterfront home on the Clarence River.