

74 Eaton Street, Copmanhurst, NSW 2460



House For Sale

Saturday, 18 May 2024

74 Eaton Street, Copmanhurst, NSW 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 5 m2

Type: House



Terry Deefholts
0413299176

Sale By Negotiation

Escape the hustle and bustle and retreat to the peaceful village of Copmanhurst on this beautiful 14 acres conveniently located approximately 25 minutes from Grafton. Less than 2 km away lies the Copmanhurst boat ramp and reserve, nestled along the banks of the picturesque Clarence River. It's the ideal spot for family outings and swimming adventures on sunny days. This modest brick home is complete with reverse cycle air-conditioning in the living area and ceiling fans throughout ensuring your comfort year round. Open-plan living is seamlessly integrated with outdoor entertaining, thanks to glass sliding doors leading to a spacious covered outdoor area. Whether it's a Sunday BBQ or everyday dining, this space provides the perfect place. The gently undulating allotment is adorned with a mix of trees and open paddock with Monk Creek running out the back. This is a seasonal creek only. Fenced into 6 paddocks, it's ready for your horses or other livestock along with a permanent creek, Monk Creek, flowing along the furthest boundary. Machinery needs are well-catered for with a high-roofed machinery shed and several smaller colorbond sheds on-site. The property's fencing is in fair condition, ensuring security and peace of mind, with a designated house paddock offering a safe area for children to play. This property will be selling at Auction on Monday, 1st July 2024 6:00pm at Elders Real Estate Grafton - 70 Pound Street, Grafton. The sellers are motivated and open to discussing offers. Don't miss out on this opportunity to embrace the idyllic lifestyle of Copmanhurst. For more information or to declare your interest contact Terry Deefholts on 0413 299 176. NOTE: Photos on display here were taken when the property was last sold in 2018. A major bathroom renovation is under way and is expected to be completed by mid May, after which, fresh photos will be provided. No inspections will be conducted until the renovation is complete but enquiries are welcomed. Terry Deefholts Licence No. 20416801

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.