

**9 Clarence Street, Maclean, NSW 2463**



**Sold House**

Wednesday, 23 August 2023

9 Clarence Street, Maclean, NSW 2463

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 427 m2**

**Type: House**

**\$505,000**

Completed in 1960 this 3 bedroom home finds itself very much in the centre of town in Maclean. It was built by a local tradesman whose skills covered every aspect of the construction. His quality of workmanship is reflected general soundness of the home today and have stood the test of time. Constructed out of select Australian hardwood provides a great base to start from to overlay your personal preferences in upgrading the property which is ready for it in some areas moving forward. The carpet is in good condition but a glance from the garage underneath will show beautiful hardwood flooring throughout for those that prefer that as a feature. Spaciousness has been achieved with wide hallways, high ceilings, the over sized bedrooms and the combined area of the country style kitchen/ dining space. There is a central bathroom to the bedrooms and a second internal bathroom/ laundry area that is easily accessed from outside. The main living area has large windows to further enhance the view from inside and you can enjoy the outdoor aspect accessed through wide doors to the adjacent verandah. The gazetted lane in front also allows good access to the yard. The position at 9 Clarence Street enables ease of access to all facilities but has sufficient elevation to provide spectacular views of the Clarence River and hills and valleys beyond. Within a 500m walk there is Maclean Public School, Maclean Olympic Pool, Maclean Bowling Club, Maclean Hospital and the new IGA shopping centre. That's convenience!! This has been a fantastic rental investment for the current owner for a number of years now but it is now time to liquidate this asset. The sound base will provide a great entry to the market for both first home buyers and first time investors.