

# 91 Duncans Road, Clarenza, NSW 2460



## Residential Land For Sale

Tuesday, 9 April 2024

91 Duncans Road, Clarenza, NSW 2460

Area: 1 m2

Type: Residential Land



Benny Holder  
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0421914493

**\$480,000**

Discover an ideal blend of serene country living and city convenience at 91 Duncans Road in Clarenza. This expansive 3.68-acre block presents a prime opportunity for those seeking a tranquil rural lifestyle, coupled with the benefits of urban proximity. The flood-free land is perfect for building your dream home, offering an idyllic setting to create a life surrounded by natural beauty. Despite its tranquil rural charm, this property enjoys easy access to essential amenities. Situated just 5.4 kilometers from Grafton CBD, it offers convenient routes to work, shopping, and leisure activities. This harmonious blend of rural and urban living is perfect for a variety of lifestyles, from families to professionals. Proximity to top educational institutions, such as St Andrew's Christian School, McAuley Catholic College, Grafton Public School, and Grafton High School, adds significant value for families. Moreover, the nearby Grafton Base Hospital offers quick access to healthcare, providing added peace of mind. 91 Duncans Road is more than a plot of land; it's a gateway to crafting your ideal lifestyle. Here, you have the unique chance to build a home that reflects your desires, nestled in the picturesque setting of Clarenza. This property is an opportunity to construct not just a house but a haven of tranquility and beauty. It's a place where the peacefulness of country living seamlessly merges with the convenience of nearby town facilities. Embrace the opportunity to create your own sanctuary at 91 Duncans Road, where dreams of a perfect home become reality. For more information or to declare your interest contact Team Benny on 0491 616 380. Benny Holder Licence No. 20312246 Candy Boulton Licence No. 20424578. **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.