

**10 Bryce Crescent, Lawrence, NSW 2460**



**House For Sale**

Thursday, 11 July 2024

10 Bryce Crescent, Lawrence, NSW 2460

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 604 m2**

**Type: House**

**\$637,500**

The very neat and tidy property at 10 Bryce Crescent, Lawrence offers so much to so many at a very affordable price in today's market. It would make a perfect starting point for a first home buyer to enter the market in a modern home. Equally, it would be ideal for the downsizing retiree looking for a low maintenance lifestyle as it was for our previous owner. Or it could make a great rental investment ready to go for tenancy upon settlement with absolutely nothing to do to get it ready for the rental market. Internally this home has all the features people are looking for with 3 bedrooms, 2 bathrooms and a double garage. Externally is where it really shines with north east facing covered patio overlooking the landscaped gardens and grounds. The home, on a corner block has been positioned so you can get access into the yard for a caravan, boat or any other large vehicle. Alternatively, for a young family, it is the perfect fenced yard for the children and pets to play. The location is a small subdivision offering views over the Lawrence Cricket Ground and rural paddocks beyond. It is a quiet little niche in the Lawrence Village and only 1.2km to 1.3km to the General Store, the public boat ramp and jetty and the locally renowned Lawrence Tavern. It is 14km to Maclean as your nearest service town or 29km to the larger regional centre of Grafton. This is an estate matter, and the family would like to meet the market and open the home to people's opinions. This neat little package is priced to sell so book an inspection today.