

11 Woodford Street, Brushgrove, NSW 2460



House For Sale

Thursday, 4 July 2024

11 Woodford Street, Brushgrove, NSW 2460

Bedrooms: 1

Bathrooms: 1

Area: 2045 m2

Type: House



Grant Neilson
0429664312

Auction 9th August - Maclean Auction Room

Imagine owning half an acre right on the Clarence River! Imagine being nestled, almost hidden, amongst mature trees in this riverbank setting! Imagine having a gorgeous 100-year-old church to convert into your residence! It is likely to be one of the most affordable properties you can buy on the Clarence River. Sounds like a little slice of heaven to us! The property features a spacious 12m x 7.2m hall awaiting your creative touch to develop internal rooms limited only by your imagination. Elevated above ground, connecting utilities to each area is straightforward, complemented by beautiful hardwood timber floors. There's ample space for a shed, presenting a blank canvas for an incoming buyer. While the charming church adds character, it's the riverbank position and water views on offer, that are sure to grab most people's attention. Situated in the quiet village of Brushgrove, you'll enjoy immediate access to the local park across the road, the historic Brushgrove Hotel just a 120m stroll away, and a public boat ramp and pontoon jetty on the South Arm only 450m away. Brushgrove is on the fork of the Main and South Arms of the Clarence River, perfectly positioned between Grafton and Maclean, which are both 23kms away in either direction. Properties as unique as this one are always hard to price, therefore our vendor has chosen Auction as the initial marketing approach. Make no mistake, they will be meeting the market, and this could be the most affordable opportunity to buy a property on the water in our region. Make sure you attend an open home because this could be your stairway to heaven on the Clarence River. Disclaimer: this property does not have bedroom/ bathroom facilities.