

# 13 Heber Street, South Grafton, NSW 2460



## House For Sale

Tuesday, 25 June 2024

13 Heber Street, South Grafton, NSW 2460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 25 m2**

**Type: House**



Andrew Brien

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## AUCTION

A unique opportunity presents itself in 13 Heber Street, South Grafton. Located along the Big River Way and a short distance from the Gwydir Highway, this property offers approximately 64 acres and a potential to subdivide (STCA) with B5 & RU2 zoning. 26.14 hectares or 64 Acres. Consider what you could do with a property that holds such strong potential in a highly visible location. Take advantage of the demand for business and commercial sites within the Clarence Valley. Coupled with our vendors motivation to see this property sold, this could be a sensational portfolio addition for future gains in our area. A small two bedroom cottage is situated on the property and includes the comforts of air conditioning and a wood fire heater is available, with current tenants in place paying \$265 per week. There is also income opportunities with signage along the Pacific Highway available for lease, not to mention the opportunity for livestock agistment if you are looking for another source of income. Alternatively you may envisage simply taking on a change of lifestyle, where you can commit to operating a farm as much or as little as you wish. The beauty of this location is that the fertile soils on offer are literally right on the edge of town. Contact Dougherty Property today for further information. **DISCLAIMER** All of the information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy and prospective purchasers should rely on their own enquiries.