

**16 North Meadow Drive, Grafton, NSW 2460**



**House For Sale**

Thursday, 4 July 2024

16 North Meadow Drive, Grafton, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

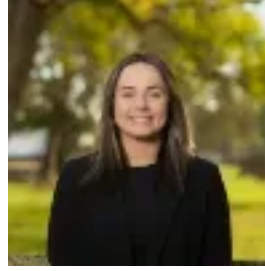
**Parkings: 3**

**Area: 850 m2**

**Type: House**



Jake Kroehnert  
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Tayla Lavender  
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## AUCTION

Auction Details: Wednesday 31st of July 6.00pm Grafton District Services Club\* Building & Pest Inspection Reports Available Upon Request\* This low set, brick and tile family home located in the prestigious North Meadow Drive, offers a blend of suburban tranquillity and proximity to the CBD. Set on a spacious 850m<sup>2</sup> (approx.) block, this property is poised for auction on the 31st of July, presenting a unique opportunity to secure a perfect family residence. With our sellers committed elsewhere, this presents a fantastic opportunity for one lucky buyer. New owners are to be welcomed upon the fall of the hammer. North Meadow Drive is tightly held by those lucky enough to reside here, for good reason. The quiet family friendly street is lined with homes of class and quality. This meticulously designed home features a large, open-plan kitchen with a robust timber finish, seamlessly flowing into the dining and living areas, ensuring a cohesive family environment. Additionally, there is a spacious formal living room, perfect for entertaining guests or enjoying quiet evenings. Boasting four well-appointed bedrooms, each with built-in robes, the master bedroom is a retreat in itself, complete with a freshly renovated ensuite. The main bathroom caters to all family needs with its spacious layout featuring a luxurious bathtub and separate shower. Enhancing the comfort, this home is equipped with ducted air conditioning and a cosy fireplace, perfect for all seasons. This property is not only about comfort but also practicality, with a fully renovated laundry room adding to the ease of daily chores. Please refer to the floor plan and 3D tour provided for an understanding of the layout. Outdoor living is a breeze with a saltwater in-ground swimming pool and a large, fully fenced private backyard. The extensive outdoor entertaining area invites relaxing weekends spent with family and friends. For vehicle storage, there is a double garage with internal access and a remote roller door, plus an additional single carport down the side of the home offering convenient backyard access. Notable features include:- 850m<sup>2</sup> block (approx.)- 4 bedrooms- 2 bathrooms- Ducted air conditioning- Fireplace- Double garage- Single carport- Solar hot water system- Salt-water in ground swimming pool Set in a very quiet and family-friendly location, this home is the epitome of the perfect family setup. Don't miss the opportunity to make it yours, as we are selling at auction on the 31st of July. Join us to experience this exceptional property that could be your new home. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.