

31 Ridge Lane, Lawrence, NSW, 2460



House For Sale

Wednesday, 25 September 2024

31 Ridge Lane, Lawrence, NSW, 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jake Kroehnert
0411321920



Brooke Corbett

BRAND NEW AND READY - OFFERS ENCOURAGED

Building & Pest Inspection Reports Available Upon Request

Welcome to the exclusive opportunity to own 31 Ridge Lane, Lawrence, a newly constructed GJ Gardner home that promises unparalleled modern living. Situated on a generous 882m² (approx.) corner block, this property offers a unique blend of space, privacy, and convenience, positioned just 25 minutes from Grafton's CBD. Please ensure you declare your interest early and offer strong. Properties of this calibre in the tightly held township of Lawrence are highly sought after.

This stunning, low-set brick home is a masterpiece of design and functionality, having never been lived in. It features four bedrooms, three with built-in wardrobes and the master boasting a spacious walk-in closet and a private ensuite. The home's layout is thoughtfully designed to maximize comfort and ease of living, with a flowing open plan that encompasses the kitchen, dining, and living areas. The state-of-the-art kitchen is a chef's delight, complete with a walk-in pantry, perfect for those who love to cook and entertain. Outdoor living is just as impressive, with a lovely alfresco area off the open plan living space, ideal for relaxing or hosting gatherings in the fresh air. The double garage provides secure parking and includes a remote-controlled roller door and convenient internal access to the home. Please refer to the floor-plan provided for an understanding of the layout.

The property is equipped with modern amenities including solar hot water and a water tank, ensuring cost-effective and eco-friendly living. Situated in a sought-after location, this home is not only built to high standards but is also designed for low maintenance living, ensuring that you can enjoy the lifestyle you deserve without the upkeep. With only one neighbour, privacy is enhanced, allowing for a serene and peaceful environment.

Notable features include:

882m² corner block (approx.)

Brand new construction

4 bedrooms

2 bathrooms

Double garage

Water tank

Solar system

Rental appraisal \$600 - \$620 per week

This property is a rare find and we encourage you to declare your interest early to avoid missing out. 31 Ridge Lane is more than just an address, it's a lifestyle waiting to be cherished by its first-ever owners. 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.

