

52 McHugh Street, Grafton, NSW 2460



House For Sale

Wednesday, 19 June 2024

52 McHugh Street, Grafton, NSW 2460

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 2755 m2

Type: House



Kylie Swift

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Closing Date Sale

50 minutes to Coffs Harbour, and 90 minutes to Ballina, is this Centerstone on the banks of the Clarence River. Perfectly poised, with only one neighbour to the left and the boat ramp to the right, here, there is a harmonious blend of privacy, ambiance and convenience. Everything is on a grand scale from the remarkable, absolute riverfront allotment of approximately 2755m², to the colossal home that has proudly developed over time. Versatility is offered here with an abundance of shedding. Whether you have luxury cars, boats, trailers or would like to explore secondary uses such as commercial space (STCA), the use of the front of this allotment has been capitalised. The independent 7.6m x 7.6m, fully powered shed comfortably stores 3 vehicles (and more) and then there is a double garage (5.8m x 7.9m) plus carport. In addition, a breezeway is currently used to store the watercraft toys. Formal entry to ground level living opens a wide range of opportunities. This level offers a plethora of space, with so much of it multifunctional. Currently we have 2 spacious bedrooms with BIR's and a massive riverfront room that could be a 5th bedroom, living with kitchenette, or entertainment space. There is a ground level bathroom, laundry, plus a U-shaped workspace currently used for the home gym, sauna and workshop. Storage is great, and there is an outside entertainment area here too. This level could be easily self-contained. You know you have 'made it' when you reach the upper level. From the sophisticated formal living room that retains a little mid-century charm, to the large alfresco deck, here you are drenched in rolling greens and tree-tops reaching those long blue views. Straight behind formal living is the open plan living/dining/kitchen domain being the hub of activity. The kitchen has an abundance of cupboard space, with modern appliances, and a butler's pantry to compliment. Wood fire heating and ducted air conditioning are there to balance the mood when those river breezes are too fresh for those 'feels. Riverfront balcony access? Plantation shutters? A walk-through robe and a fully equipped ensuite to the master suite? Yes please, and here you have twin showers, so you don't have to share. Just close by there is another significant bedroom with BIR's and a large ensuite bathroom also. Our sellers have invested in their next move, and are fully committed to a sale. We welcome inspection by appointment by contacting Kylie Swift of Virtue Property on 0488 161 621. Declare your interest early to avoid disappointment. Yes, a pest and building report can be made available to genuinely interested buyers. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.