

13 First Falls Lane, Eatonsville, NSW, 2460



House For Sale

Saturday, 11 January 2025

13 First Falls Lane, Eatonsville, NSW, 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

PEACEFUL LIFESTYLE - RURAL FEEL

Auction Details:

Saturday 1st of February 2:30pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Seize this rare opportunity to secure a low-maintenance property in a peaceful setting with a rural feel, set to auction on the 1st of February. Located on a generous 1,012m² (approx.) block, this charming brick and tile home offers both comfort and convenience, just 15 minutes from the CBD.

As you enter, you are welcomed into a large formal living space featuring a split system air conditioner that flows seamlessly into the dining room and kitchen, creating an inviting atmosphere for family gatherings. The home features three spacious bedrooms, each equipped with built-in robes. The main bathroom is designed as a three-way bathroom, offering private access from the master bedroom for added convenience. Please refer to the floorplan provided for an understanding of the layout.

Step outside to the expansive backyard, perfect for entertaining or enjoying a quiet afternoon. Here, you'll find a colourbond garage and carport, providing ample space for vehicles and storage. Relax on the large front verandah that wraps around to the back, where you can soak in the tranquil rural views from a peaceful dead-end street. The property is enhanced by a six-panel solar system, contributing to energy efficiency and cost savings.

Notable features include:

- 1,012m² block (approx.)
- 3 bedrooms
- 1 bathroom
- Single garage and carport
- 6 panel solar system
- Air conditioning
- Rural views
- Wrap around verandah
- Rental appraisal \$520 per week

This is a fantastic opportunity to own a delightful home in a serene setting. Join us at the auction on February 1st to explore this wonderful property! Contact John Cameron from Ray White TKG on 0409 377 181 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.