

# 20 Casuarina Cl, Coutts Crossing, NSW, 2460

## House For Sale

Thursday, 28 November 2024



20 Casuarina Cl, Coutts Crossing, NSW, 2460

**Bedrooms: 3**

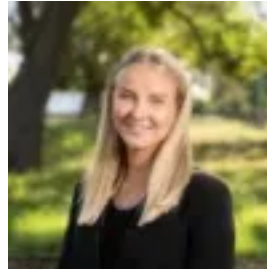
**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Jake Kroehnert  
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Brooke Corbett  
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## TIGHTLY HELD OFFERING IN SOUGHT AFTER COUTTS CROSSING

### Auction Details:

Wednesday 18th of December 6.00pm

Grafton District Services Club

\*Building & Pest Inspection Reports Available Upon Request\*

Welcome to 20 Casuarina Close, a charming low-set brick and tile home nestled in the peaceful suburb of Coutts Crossing. Just 15 minutes from South Grafton's CBD, this family-friendly neighborhood offers a relaxed lifestyle with convenient amenities, including a local pub, general store, and school. Based on recent demand for the tightly held village, it is clear to see the recognition Coutts Crossing is receiving for its lifestyle benefits. Don't miss this one. We will be welcoming new owners upon the fall of the hammer.

Enter into a welcoming living room that flows seamlessly into a spacious kitchen with open-plan living, complete with air conditioning for year-round comfort. This home boasts three well-sized bedrooms, all featuring built-in robes. The fully enclosed sunroom, equipped with fly screens, provides a versatile space that could easily be converted into a fourth bedroom. The main bathroom is spacious and thoughtfully designed, featuring a separate toilet for added convenience. Enjoy the benefits of recently refurbished floor tiling and fresh internal paint throughout. The brand new solar system and updated tap fittings enhance the home's efficiency and comfort. The home features stylish block-out curtains and feature curtain rods, adding a touch of elegance while ensuring privacy and comfort. Please refer to the floor plan provided for an understanding of the layout.

This property includes a single lock-up garage with remote access and internal entry to the home, as well as an additional single garage and carport in the backyard. The fully fenced 780m<sup>2</sup> (approx.) block offers plenty of outdoor space for families and pets, with side access to the backyard.

### Notable features include:

- 780m<sup>2</sup> block (approx.)
- Low set brick and tile
- 3 bedrooms
- 1 bathroom
- 3 car spaces
- Brand new solar hot system
- Air conditioning
- Two clotheslines
- Rental appraisal \$480 per week

This delightful property is set to go to auction on December 18th. Don't miss your chance to own a piece of tranquillity in Coutts Crossing. 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.