

**40 Exmouth Street, Lawrence, NSW, 2460**



**House For Sale**

Saturday, 23 November 2024

40 Exmouth Street, Lawrence, NSW, 2460

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**

## LOW SET BRICK IN LAWRENCE

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

Welcome to 40-42 Exmouth Street, a low-set brick and tile home nestled in the peaceful community of Lawrence. Set on an expansive 2,023m<sup>2</sup> block, this property offers a rare combination of space and privacy. With just one neighbour, you can enjoy the tranquillity of suburban living while still being conveniently located only 25 minutes from Grafton's CBD.

The home features three spacious bedrooms, each equipped with built-in robes, providing ample storage. The well-appointed bathroom ensures convenience and functionality. The heart of the home lies in the formal living room, which seamlessly flows into the dining and kitchen area, creating a perfect space for entertaining. Please refer to the floorplan provided for an understanding of the layout.

In addition to the single lock-up garage, which includes an internal laundry and direct access to the home, this property boasts a remarkable 9m x 10m colourbond garage with three roller doors. This versatile space can be used for a variety of purposes, from a workshop to additional storage. An additional 9m x 4.5m carport at the front enhances the property's functionality, making it a significant selling point for those with multiple vehicles or outdoor needs.

Notable features include:

- 2023m<sup>2</sup> block (approx.)
- 3 bedrooms
- 1 bathroom
- 10m x 9m garage with a 9m x 4.5 carport
- Split system air conditioning
- Rental appraisal \$500 per week

Located in a community that features a local pub and general store, this property combines the best of both worlds-rural charm with easy access to essential amenities. Don't miss the opportunity to make this wonderful home your own, where comfort, convenience, and privacy await! 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.