

8 Grey St, Clarence Town, NSW, 2321



House For Sale

Sunday, 3 November 2024

8 Grey St, Clarence Town, NSW, 2321

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Matthew McBrearty

Sprawling Riverside Retreat With Breathtaking Views

Revealing effortless period charm on an expansive riverside block, this lovely three-bedroom home creates an appealing scenic retreat with views you won't be able to tear your gaze from. Positioned on the serene fringes of Clarence Town, the property sprawls over 2,428sqm, featuring a neat residence up top, looking down over rolling lawns that lead to the banks of the Williams River. Inside, things are decidedly low maintenance, with a layout that reveals both open-plan living and a separate lounge room, plus three generous bedrooms. Completing the interior is a timber kitchen with modern appliances, and an adjoining laundry and bathroom. As you might expect, what really impresses here are those outdoor spaces. Framed by intricate eaves, the covered rear verandah offers a beautiful spot to relax and entertain, providing picture perfect views out over the river. With firepit seating and a vast backyard, there is even more to love as you get closer to the river, where you discover your own private pontoon. When you're not throwing a line in, perhaps you'll be tinkering in the garage, which accommodates two vehicles, plus another two under the carport. With all the essentials close at hand – and Raymond Terrace and East Maitland around half an hour away – you really couldn't ask for anything else!

The property has DA approved plans for demolition of existing dwelling and the build of a new dwelling. There is also an approval for a separate shed, all under the one DA, with separate construction certificates.

- Sprawling 0.6-acre block bordered by the Williams River and Clarence Town village green
- Perfectly peaceful position offering stunning river views and a private pontoon
- Charming residence reveals period detail within effortless single-level layout
- Air-conditioned open-plan living adjoins timber kitchen feat. modern appliances
- Separate living room boasts high ceilings and glorious river views
- Three large, high-ceilinged bedrooms add versatility, one with BIR, one with fireplace
- Laundry adjoins kitchen, through to tidy bathroom with bath and shower
- Lovely rear verandah spans length of home, framed by intricate eaves and magnificent views
- Double garage and double carport screens home to provide privacy
- Fenced and gated, with new long gravel driveway providing access to the home
- Neighbours only on one side, Clarence Town village green on other
- Walk to the local swimming pool and Erringhi Hotel
- Moments to the primary school, IGA and other conveniences
- Within easy reach of the nearby public boat ramp
- For major shopping and other services, it's 25 mins to Raymond Terrace and 30 mins to East Maitland

We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.