

4 Mark Close, Grafton, NSW, 2460



Land For Sale

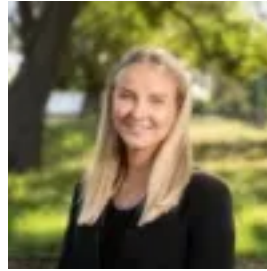
Friday, 25 October 2024

4 Mark Close, Grafton, NSW, 2460

Type: Land



Jake Kroehnert
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Brooke Corbett
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ONE OF THE LAST RIVERFRONT BLOCKS OF ITS KIND

Introducing a truly exceptional opportunity at 4 Mark Close, Grafton. This premier 2,853m² (approx.) block of land, boasting an impressive 18 meters of frontage along the pristine Clarence River, offers a unique chance to own one of the few remaining riverfront parcels in this highly sought-after location. Our sellers present neighbouring blocks 4 & 6 Mark Close to the marketplace without a price to allow the market to declare an interest and submit all offers for consideration. Please ensure you don't delay, as an offering such as simply does not exist elsewhere.

Perfectly situated within a family-friendly street that sees only local traffic, this property presents a peaceful environment that's mere minutes from the heart of Grafton's CBD. The block provides easy and gentle access to the river, free from any drop-offs or weeds, making it an ideal setting for an array of recreational activities right from your doorstep. Whether you envision leisurely days boating on the river or simply enjoying the scenic views, the potential here is boundless with the option to install a boat ramp (STCA).

The site features a sizable building area of approximately 580m², ready for you to bring your architectural dreams to life. Included in the offer are two house plans, thoughtfully designed by Coral Homes and one duplex plan, available upon request. These plans are crafted to enhance the liveability and aesthetics of this unique block, providing a starting point for potential buyers looking to create a bespoke residence or investment property.

Notable features include;

- Sought after, tightly held estate
- Approx. 2853m² Clarence Riverfront block
- Water and sewer contributions paid for
- Design/plans inclusive of approximate build costs upon request

The current owners are committed to a sale and encourage potential buyers not to perceive this property as out of reach. Don't miss out on what could be the foundation of your dream home by the river. 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.