



41 Grafton Street, COPMANHURST, NSW 2460

SUPERB VIEW, TIDY HOME - CONVENIENT RURAL LIVING AT COPO!

Like bees to the honey, visitors to 41 Grafton Street are strongly compelled to the gorgeous views on offer at the back deck. An immediate sense of peace comes from the view over Eaton Creek, some open paddocks and the ridgeline on the southern bank of the Clarence River. Coupled with the quiet backdrop of Copmanhurst village the chirping birdlife only add to the charm.

As can be seen by the photos, the current owners have done a stellar job of renovating this cottage, complete with a modern and functional kitchen, durable flooring throughout and a stylish bathroom with another separate toilet in the laundry.

There is a place for a cuppa in all seasons - a tranquil garden space is perfect for the winter sun at the front of the property while the back deck, complete with bar, is the perfect spot for a beverage.

Ideal for a professional or retired couple, single person or perhaps a single child family, this property represents great value in the current market.

Town water, mains power and biocycle septic system (serviced for \$60 per quarter) take care of the essential services. Both air conditioners provides further creature comforts.

Set on 1275sqm, the property offers plenty of room for expansion if required down the

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TYPE: For Sale

INTERNET ID: 11751947

SALE DETAILS

\$255,000

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Terry Deefholts
0413 299 176

track.

The property sits 4.5m above the record 2013 flood peak and is roughly 50 metres from the Rest Point Hotel, known for its friendly atmosphere, cold beer and hearty meals. Copmanhurst also boasts a convenience store, postal service (through the pub), primary school and recreational grounds.

The stunning Clarence River is approximately 1.3km away by road.

Call Terry or Arielle to book an inspection ASAP.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Garden

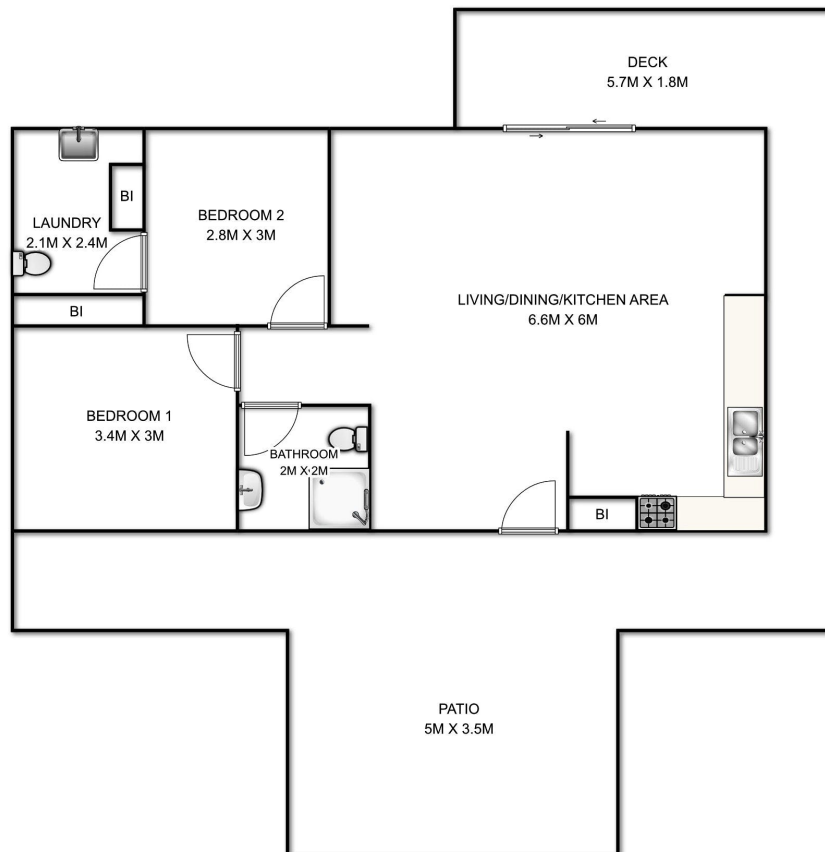
- Land Area 1,275.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Air Conditioning







41 Grafton Street,
Copmanhurst



INCLUDES 2 CARPORTS

ALL MEASUREMENTS ARE APPROXIMATE

