



## 316 North Street, GRAFTON, NSW 2460

### A Rare Acre of Privacy, Space & Family Flexibility

Expressions of Interest - The owners welcome all offers, which will be considered on or before Monday, 26th January.

Properties offering this level of space, privacy and infrastructure are becoming increasingly rare. Set on approximately one acre, this beautifully presented residence delivers the freedom of rural-style living while remaining just moments from schools, shopping and the CBD. For families seeking room to grow, entertain and spread out - 316 North Street truly stands apart.

### A Home with Unlimited Possibilities

Designed with flexibility at its core, the lower level is a standout feature and ideal for multi-generational living, guest accommodation or a private parents' retreat. Complete with its own master suite, kitchenette and living area, this space offers independence and versatility rarely found within town limits.

Upstairs, the home has been thoughtfully updated in calming, neutral tones. The light-filled open-plan kitchen, dining and living zone flows seamlessly to both the front and rear verandas, extending the living space outdoors and creating the perfect setting

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 133P0104

### SALE DETAILS

**Expressions of Interest**

### CONTACT DETAILS

**Elders Real Estate Grafton**  
3/97-101 Prince Street  
Grafton, NSW  
02 6615 1602

**Benny Holder**  
0411132517

for year-round relaxation.

All three upstairs bedrooms are generously proportioned and include built-in robes, ensuring comfort and functionality for the entire family.

#### Outdoor Infrastructure That Sets It Apart

What truly elevates this property above its competition is not just the land size, but the quality and scale of its infrastructure.

A substantial 9m x 9m three-bay shed provides exceptional storage and workspace options, ideal for tradies, car enthusiasts, hobbyists or those needing serious room for tools, equipment or toys. Complementing this is a 9m x 4m carport, offering additional covered parking for vehicles, boats or caravans, a combination seldom found in residential properties close to town.

The expansive block offers further scope for a pool, additional shedding or future extensions (STCA). Children and pets will thrive with the freedom to roam, while adults will appreciate the privacy and separation this land size affords.

#### Why This One Stands Out

- Approximately 1 acre of usable land
- 9m x 9m three-bay shed - a genuine point of difference
- 9m x 4m carport providing extensive covered parking
- Flexible floorplan with independent living on the lower level
- Modern updates and a neutral palette throughout
- Exceptional privacy with future potential (STCA)
- Minutes to schools, shops and the CBD
- A rare offering where land, shedding and location align

Homes that combine acreage-scale land, serious shedding and family flexibility within town boundaries are increasingly hard to secure. If you've been waiting for something that truly separates itself from the rest - this is it.

For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

Candy Boulton Licence No. 20424578

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided

- Land Area 3,998.00 square metres
- Bedrooms: 4

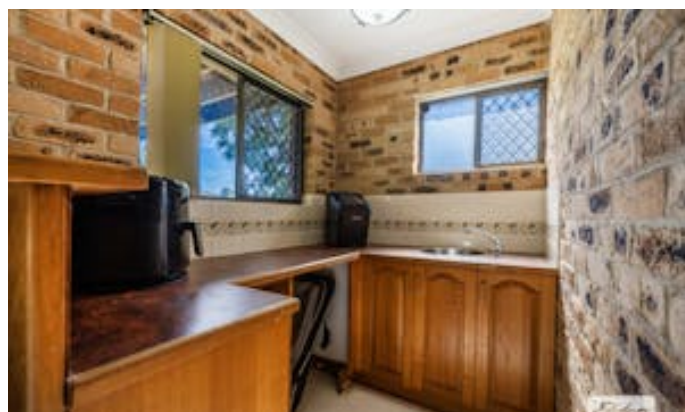
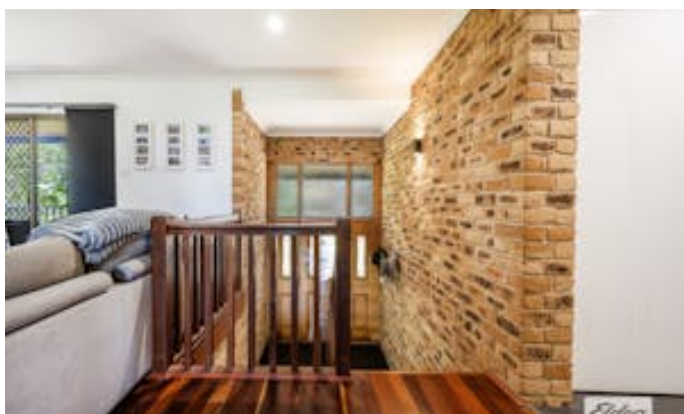
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bathrooms: 2
- 10 car garage

















316 North Street

