



16 Barnier Avenue, JUNCTION HILL, NSW 2460

Huge Family Home – First Time Offered in Over 30 Years

Expressions of Interest - The owners welcome all offers, which will be considered on or before Sunday, 2nd November.

Built in the early 1990s and offered to the market for the very first time, 16 Barnier Avenue is a rare opportunity to secure a true family-sized home in one of Junction Hill's most tightly held pockets. Everything about this property is generous from the multiple living zones and oversized bedrooms to the expansive 1,341 m² block. Designed with comfort, practicality and lifestyle in mind, this home delivers space without compromise.

Standout Benefits:

Lifestyle and Location - Junction Hill is known for its peaceful streets, family-friendly community, and easy proximity to Grafton's shops, schools, and services. Here you'll enjoy the best of suburban calm with town convenience just minutes away a perfect setting for growing families or multi-generational living.

Generous Proportions Throughout - From the wide entryway to the expansive lounge

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: 133P0153

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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

Benny Holder
0411132517

and dining zones, this home was built with size in mind â## a true standout compared to modern builds.

Family-Sized Kitchen - The central kitchen offers abundant storage, ample bench space, and seamless flow to the adjoining living and dining areas, keeping family life connected.

Oversized Bedrooms - Each bedroom offers room to move, with built-ins and natural light â## ideal for children, guests, or extended family.

Master Retreat - A huge main bedroom with ensuite provides a quiet haven for parents to unwind.

Multiple Living Spaces - Formal and informal living areas offer flexibility for entertaining, relaxation, or kids' play zones.

Outdoor Entertaining and Secure Yard - A covered alfresco and large, fully fenced backyard set the scene for weekend gatherings, barbecues, and safe play for children and pets.

Double Garage and Storage - An extra-wide garage plus off-street parking ensures ample room for vehicles, tools, or recreational gear.

Rare Landholding - Set on approximately 1,341 mÂ², there's space for gardens, a pool, or even potential subdivision (subject to council approval).

Why You'll Love It - After more than 30 years in the same family, this much-loved property is now ready for its next chapter. Homes of this scale, in such a sought-after location, rarely come to market. Whether you're looking to settle into a spacious forever home or explore future potential, 16 Barnier Avenue delivers comfort, scale, and opportunity in equal measure.

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

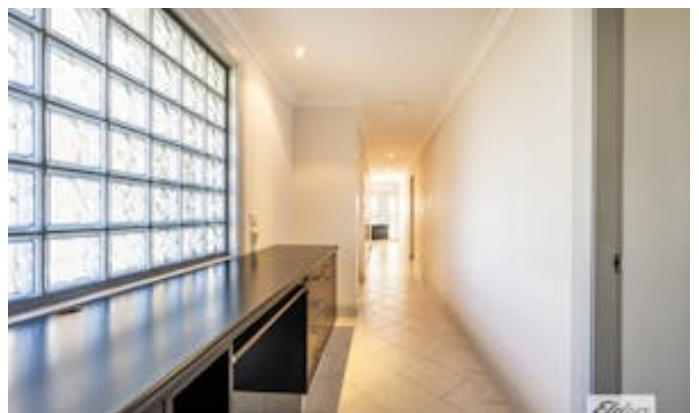
Benny Holder Licence No. 20312246

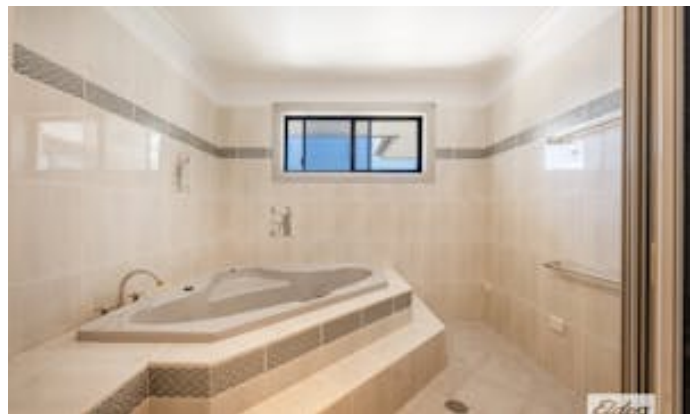
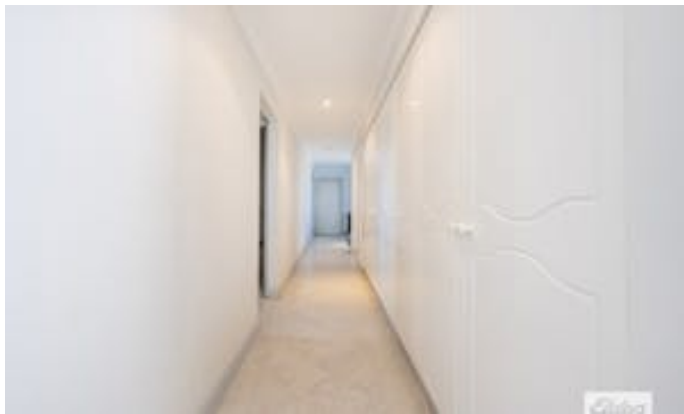
Candy Boulton Licence No. 20424578

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- Land Area 1,341.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









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