



48 Edward Ogilvie Drive, CLARENZA, NSW 2460

Immaculate Home in a Sought-After Location

Expressions of Interest - The owners welcome all offers, which will be considered on or before Sunday, 30th November.

Set within the ever-popular Merton Mews Estate, this immaculately presented family home represents one of only 64 exclusive opportunities in this tightly held, flood-free pocket of Clarenza. Combining the peace and space of semi-rural living with the convenience of town amenities just minutes away, 48 Edward Ogilvie Drive offers the best of both worlds.

Positioned on a level one-acre block, the property provides ample room for the entire family - space for kids to play, pets to roam, and plenty of storage for all the toys. The home's thoughtful design delivers light, open interiors, modern finishes, and effortless liveability from front to back.

The spacious open-plan kitchen, dining, and living area forms the heart of the home - perfect for family gatherings and entertaining guests. The kitchen features generous bench space, quality appliances, and a practical layout that caters to everyday life. A mix of tiled and carpeted flooring, ceiling fans throughout, and reverse-cycle air conditioning ensure year-round comfort.

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: 133P0181

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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

Benny Holder
0411132517

There are four bedrooms in total, including a master suite with a walk-in robe and private ensuite, offering a peaceful retreat for parents. The remaining bedrooms are well-sized, making this an ideal home for families, downsizers who still want space, or those seeking a modern home with lifestyle flexibility.

Step outside and you'll find one of the standout features - a large covered patio and barbecue area overlooking the expansive backyard. It's the perfect place to unwind, entertain, or simply enjoy the rural outlook and fresh Clarenza air.

For those who need room for vehicles, tools, or hobbies, the property boasts a substantial lock-up shed with space for up to four cars, or ideal storage for a boat, caravan, or trailer.

In a radius of just eight minutes, you'll find schools, sporting facilities, shopping centres, and public transport, including a bus stop only 250 metres away. With its convenient location, peaceful surroundings, and quality build, it's no surprise this pocket of Clarenza is one of the Clarence Valley's most sought-after addresses.

Flood-free, family-friendly, and beautifully maintained - 48 Edward Ogilvie Drive truly is the complete package. Homes in Merton Mews are rarely offered, and this one is sure to attract strong attention.

If you've been waiting for the perfect family lifestyle property, your search ends here.

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

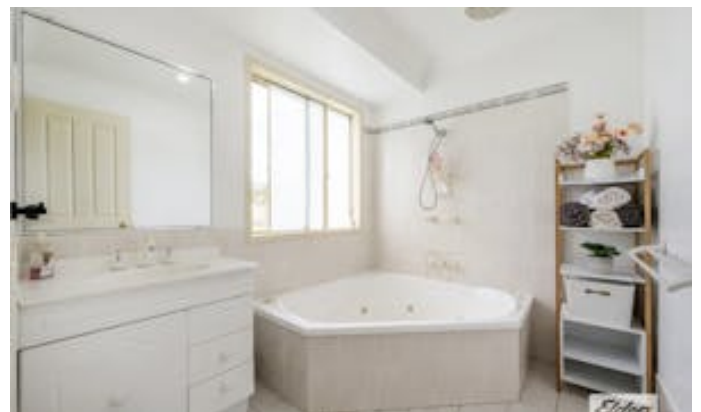
Benny Holder Licence No. 20312246

Candy Boulton Licence No. 20424578

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- Land Area 3,993.00 square metres
- Building Area: 122.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4









COVERED PATIO
6.4M X 5.6M

BEDROOM 3
2.6M X 3M

BEDROOM 2
2.6M X 3M

DINING
4M X 3.5M

KITCHEN
3.5M X 3M

LAUNDRY
3.5M X 2M

BATHROOM
2M X 2.5M

ENSUITE
2.7M X 1.5M

WALK IN ROBE

BEDROOM 4
2.8M X 3M

LOUNGE
6.3M X 6M

PANTRY

BEDROOM 1
3.5M X 3M

PORCH

**INCLUDES
DOUBLE GARAGE
6M X 12M
+ CARPORT
6M X 12M**

ALL MEASUREMENTS ARE APPROXIMATE