



96 Breimba Street, GRAFTON, NSW 2460

Premier Riverfront Estate on 8,975m² – The Benchmark for Grafton Living

Perfectly positioned at the end of a quiet cul-de-sac in the tightly held Dovedale precinct, 96 Breimba Street sets a new standard for riverfront living in Grafton.

Occupying an expansive 8,975m² level parcel with direct Clarence River frontage, this is a property that delivers scale, privacy and lifestyle on a level rarely offered to the market.

From the moment you arrive, the home makes an impression. Designed for both everyday comfort and large-scale entertaining, the residence unfolds across a sprawling single-level floorplan, offering multiple living zones, seamless indoor-outdoor flow and uninterrupted views across the river.

At the heart of the home, the open-plan living, dining and kitchen area is anchored by a feature fireplace and expansive glazing, drawing in natural light and framing the landscape beyond. The interiors are finished in a refined, neutral palette with timber flooring, a striking timber feature wall and high-quality finishes throughout.

The accommodation is equally impressive, with four generous bedrooms plus a

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TYPE: For Sale

INTERNET ID: 133P0245

SALE DETAILS

\$1,850,000

CONTACT DETAILS

Elders Real Estate Grafton

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dedicated study and three bathrooms, including a luxurious master suite complete with ensuite and freestanding bath. The layout provides excellent separation, making it ideal for families, guests or multi-generational living.

Stepping outside, the property truly comes into its own. The covered alfresco area overlooks manicured lawns that stretch to the river's edge, creating the perfect setting for entertaining on any scale. Whether it's evenings around the riverside fire pit, relaxing in the large outdoor spa, or enjoying the unique addition of a private putting green, this is a home designed to be lived in and enjoyed.

The grounds are vast, level and fully usable-offering space for everything from backyard sport to future improvements or additional infrastructure (STCA). With extensive off-street parking, a double garage and room for boats, caravans or motorhomes, the practicality matches the lifestyle.

Despite its peaceful, acreage-like setting, the property remains incredibly convenient, located just minutes from Grafton's CBD, schools, hospital, shopping and essential services.

This is more than just a home-it is a rare riverfront estate offering a level of space, quality and lifestyle that is simply unmatched in the local market.

Key Features

- 8,975m² level riverfront block in blue-chip Dovedale
- Direct access to the Clarence River
- Expansive single-level home with multiple living zones
- Four bedrooms plus study, three bathrooms
- Master suite with ensuite and freestanding bath
- Open-plan kitchen, dining and living with fireplace
- Rumpus room and separate family room
- Ducted air-conditioning, ceiling fans, quality finishes
- Large covered alfresco entertaining area
- Outdoor spa, fire pit and private putting green
- Double garage plus extensive off-street parking
- Room for caravan, boat or additional vehicles
- Quiet cul-de-sac location close to all amenities

Opportunities of this calibre are tightly held - contact the Elders Real Estate Clarence Valley team to arrange your private inspection 0491 616 380.

Benny Holder Licence No. 20312246

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Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided.

- Land Area 8,989.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2











INT: 357 m²
EXT: 30 m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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