



## 37 Shadybower Drive, JUNCTION HILL, NSW 2460

Quality Homesite with Gentle Slope & Great Outlook – 1,242m<sup>2</sup>

**1,242.00 square metres,**

Positioned in a quiet cul-de-sac within one of Junction Hill's most sought-after pockets, 37 Shadybower Close presents a rare opportunity to secure a generous 1,242m<sup>2</sup> block in a quality, established area.

Offering a gentle slope and elevated outlook, the block provides an ideal foundation to design and build a home that maximises both space and aspect. With a soil test already completed and being flood-free, much of the uncertainty is removed-allowing you to move forward with confidence.

Surrounded by modern, well-presented homes, this is a location known for its strong owner-occupier appeal and long-term growth, making it an excellent choice for families, builders or investors.

The size of the block allows flexibility for a range of builds, whether you're planning a larger home, outdoor entertaining areas or additional shedding (STCA).

**TYPE:** For Sale

**INTERNET ID:** 133P0381

**SALE DETAILS**

**\$330,000**

**CONTACT DETAILS**

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

**Benny Holder**  
0411 132 517

Conveniently located just a short drive to Grafton's CBD, schools and local amenities, this property offers the perfect balance of space, lifestyle and accessibility.

Blocks of this size, in this condition and location, are becoming increasingly hard to secure.

Opportunities like this are rarely offered - contact the Elders Real Estate Clarence Valley team for further information on 0491 616 380.

Benny Holder Licence No. 20312246

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 1,242.00 square metre



