



## 136 Cambridge Street, SOUTH GRAFTON, NSW 2460

1,143m<sup>2</sup> of Opportunity – Build, Develop or Create (STCA)

**1,143.00 square metres,**

Positioned on an expansive 1,143m<sup>2</sup> allotment in the heart of South Grafton, 136 Cambridge Street presents a rare opportunity to secure a property with immediate functionality and exceptional future potential.

Whether you're looking to build your dream home, capitalise on the generous landholding or explore future development opportunities (STCA), this is a property that offers options rarely found within the established residential precinct.

A significant advantage is that power, town water and sewer are already connected, removing much of the groundwork associated with vacant development sites. Even better, development approvals have already been obtained, with documentation available upon request, allowing buyers to fast-track their vision.

Concept plans prepared for the property showcase the exciting possibilities available, including the potential to create three individual addresses (subject to the existing approvals and any future council requirements), making this an outstanding proposition

**TYPE:** For Sale

**INTERNET ID:** 133P0459

**SALE DETAILS**

**\$420,000 - \$450,000**

**CONTACT DETAILS**

**Elders Real Estate Grafton**

3/97-101 Prince Street

Grafton, NSW

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**Benny Holder**

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for developers, investors or those wanting to maximise the site's value.

Privately tucked amongst established trees, the property offers a unique sense of tranquillity. Mature clumping bamboo creates a peaceful backdrop, while a secluded hidden garden tucked away behind the studio provides a private retreat to relax, unwind or simply enjoy nature. Thoughtful land contouring throughout the property has been designed to maximise enjoyment and usability of the site.

The existing self-contained shipping container studio provides immediate flexibility and features an open-plan living area, studio preparation area, bathroom and covered timber entertaining deck. Whether used as a creative space, home office, guest accommodation or temporary base while you build, it offers exceptional versatility.

Adding to the property's charm, the gardens are regularly visited by an abundance of birdlife and native wildlife, creating a peaceful environment that feels worlds away while remaining only minutes from local conveniences. An in-ground fish tank further enhances the unique character of this one-of-a-kind property.

Located only moments from schools, shopping, sporting facilities and the Grafton CBD, the property combines convenience with exceptional development potential in one of South Grafton's most tightly held residential pockets.

Whether you're a builder, investor, developer or someone searching for a unique blank canvas close to town, opportunities of this size, flexibility and potential are becoming increasingly difficult to secure.

Arrange your inspection today and discover the possibilities waiting at 136 Cambridge Street. Contact Benny Holder today 0491 616 380.

Benny Holder Licence No. 20312246

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- Land Area 1,143.00 square metre





