

8 Mossberry Avenue, JUNCTION HILL, NSW 2460

BEAT THE RUSH

Buyer beware! This one may well disappear before your eyes.

Located in leafy flood-free Junction Hill, where development is set to boom just a few minutes from Grafton, this well-kept 4 bedder on 633m2 (approx) would serve a wide variety of needs.

High ceilings, polished floor boards and a beautiful in ground pool are key features. A lockable shed and plenty of covered carport/outdoor living space, this timber home is sure to be in high demand.

A low maintenance yard means there is more time to swim and entertain.

Mossberry Avenue is a quiet street in one of Junction Hill's original streets.

You are just a stroll away from sporting facilities, a convenience store, a pub and a Hank's Kitchen outlet.

LANDLORD'S NOTE: our team has rental appraised the property at \$360-\$370 per week.

Check out the photos and floorplan online and be sure to be prepared to bring your offers forward.

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: Sold

INTERNET ID: 20886647

SALE DETAILS

\$325,000

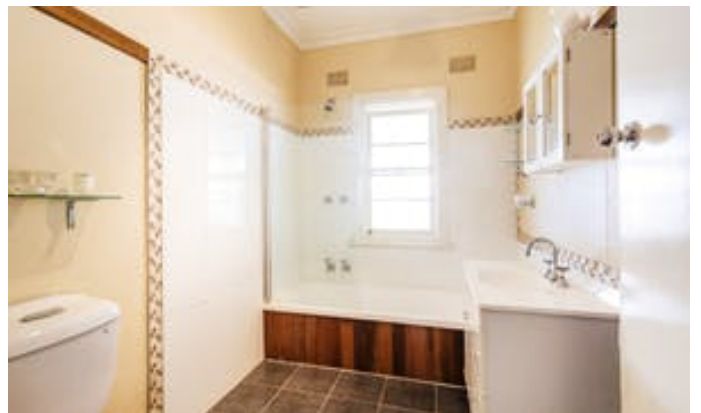
CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

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GRAFTON, NSW
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Terry Deefholts
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- Land Area 633.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- 3 car carport







This floor plan shows a rectangular building layout. On the left side is a long, narrow section labeled "STORAGE SHED/ LAUNDRY" with dimensions 3.5M X 7.7M. The main body of the house contains several rooms: at the top center is a "LIVING" room (8.1M X 2.4M); below it are "BEDROOM 2" (3.7M X 2.7M) and "BEDROOM 1" (4.2M X 3.6M). To the right of the living room is a "KITCHEN/DINING" area (6.7M X 3M), which includes a stove and sink. Further right is "BEDROOM 4" (2.8M X 2.4M). Below the kitchen/dining area is "BEDROOM 3" (3.8M X 3M). A central "BATHROOM" (2.6M X 1.8M) is located between Bedroom 1 and Bedroom 2. At the bottom of the main section is a "LOUNGE ROOM" (5.2M X 3.6M). A "VERANDA" (5.8M X 1.4M) runs along the bottom edge of the house. Various doors and windows are indicated by arcs and lines throughout the plan.

STORAGE SHED/
LAUNDRY
3.5M X 7.7M

LIVING
8.1M X 2.4M

BEDROOM 4
2.8M X 2.4M

KITCHEN/DINING
6.7M X 3M

BEDROOM 2
3.7M X 2.7M

BEDROOM 1
4.2M X 3.6M

BATHROOM
2.6M X 1.8M

LOUNGE ROOM
5.2M X 3.6M

VERANDA
5.8M X 1.4M

0m 1m 2m 3m