



**89 Broad St, Grafton**



## DELIGHTFUL RURAL PRIVACY - ON THE EDGE OF TOWN

A brilliant combination - a lovely big 5-bedroom residence with a beautiful rural setting just on the edge of town.

So much to enjoy here - the residence guarantees superb family living courtesy of multiple living rooms; a huge timber kitchen; separate dining room; 5-bedrooms - en-suite and walk-in robe with the main; a 3-way main bathroom; extensive built-in storage throughout; a huge laundry; and extensive verandah living space. The residence is of double brick construction.

Extras include: reverse cycle air-conditioning; slow combustion fireplace; and ceiling fans.

Two amazing sheds will enable lock-up garaging for cars, caravans, boats, trailers, motor bikes and still leave room for workshops and storage. The main shed has its own bathroom.

The land - 9871m<sup>2</sup> (2.4 acres) of park like surrounds delivers wonderful open lawn areas bordered with well established trees, shrubs and gardens. A place of great charm and privacy - simply an absolute delight.

Completing this remarkable combination is the location - perfectly set on the

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<b>Price</b>	\$575,000
<b>Property Type</b>	residential
<b>Property ID</b>	323
<b>Land Area</b>	9,871 m <sup>2</sup>

### Agent Details

Stephen Ebeling - 0437 209 147

### Office Details

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*Stephen Ebeling* **Freelance Realty**

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