



**276 Lawrence Rd, Grafton**



## 'TROYDEN LODGE'

'TROYDEN LODGE' - A delightful small acreage farm just on the edge of Grafton.

57 acres of highly productive alluvial soils. Quality fattening country consistently running 40 to 50 head.

Impressive improvements include a lovely period style renovated residence, a massive 24m x 10m steel shed and stockyards.

The residence is presented in immaculate order and delivers very comfortable living along with all the natural oldstyle charm. Features include: large open plan living areas with a fireplace; 3-bedrooms; a modern kitchen; breakfast dining area; a modern bathroom; an office; extensive verandah and deck living space - the huge back deck takes an easterly aspect and looks out over the property. The home enjoys park like surrounds, a beautifully private setting has been created. The residence is serviced by a double lock-up garage.

The shed, is not just any old shed, but a shed that has been specifically designed to facilitate the operational requirements of a fully functioning

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<b>Price</b>	\$1,100,000
<b>Property Type</b>	residential
<b>Property ID</b>	351
<b>Land Area</b>	23.33 ha

### Agent Details

Stephen Ebeling - 0437 209 147

### Office Details

Grafton  
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*Stephen Ebeling* **Freelance Realty**

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