



Quality Family Home or Investment Opportunity



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3576 Pringles Way, Lawrence

Sold for \$660,000 (Nov 20, 2024)

3576 Pringles Way is a beautiful 4 bedroom, 2 bathroom family home situated on a 4882m2 in the riverside village of Lawrence.

Let's look at 3576 Pringles Way:

- Beautiful 4 bedroom, 2 bathroom family home
- Large open plan living design
- Master bedroom with ensuite and private balcony, separate to other bedrooms
- Full length rear verandah
- Established gardens, including ornamental gardens and mixed fruit trees
- Raised vegetable garden beds
- Solar panel system
- Solar hot water with gas backup

Property ID:	L23490107
Property Type:	House
Building / Floor Area:	166
Garages:	1
Land Area:	4882.0 sqm

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- 12mx7m colour bond shed with concrete floor and high sliding doors
- Eco toilets

As described above, 3576 Pringles Way has a lot to offer. It property that was designed to have a small environmental foot print, minimize the cost of ongoing utilities whilst providing a welcoming space for family and friends.

Built in 2009, with a country styling, the property has had time to settle into its environment. With over 4,800m², the block is spacious, with room to move and expand the amount of vegetable gardens and become more self-sufficient or tap into the ever growing farmer's market network. There is 23,000lt of rain water storage that is plumbed into the laundry, toilet and gardens to help lower water rates.

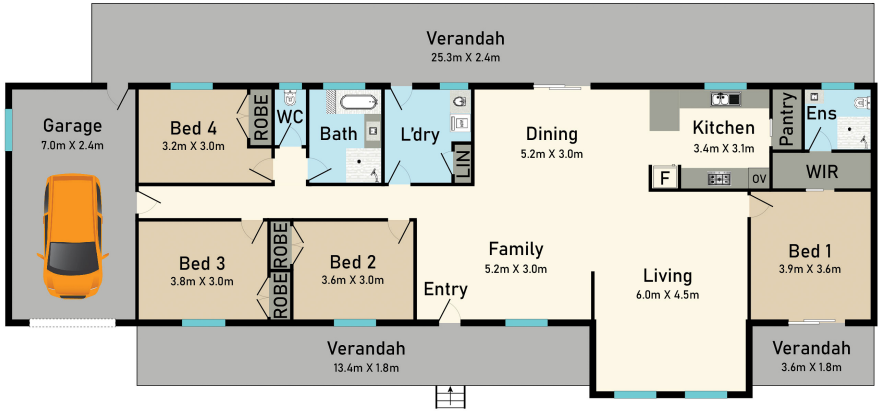
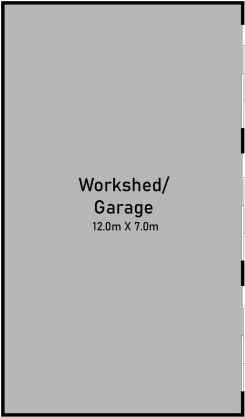
The large, powered 12mx7m, 3-bay shed with 3m clearance's, offers plenty of space to store the toys and includes a separate workshop and mezzanine.

Now let's look at Lawrence.

- Local Primary School and Pre-School
- 9-hole Golf Course
- Sporting facilities including tennis courts
- Public boat ramp and jetty for access to the magnificent Clarence River
- Popular venue The Lawrence Tavern providing meals, entertainment etc.
- 7-day General Store and Service Station
- Local Historical Museum, run by volunteers
- Public bus services to both Maclean and Grafton

This is just a small example of what Lawrence has to offer its resident's and visitors, with the advantage of being located midway between the major service centres of Grafton and Maclean, giving you the best of both worlds. The property is being offered with a current tenancy agreement in place.

Call Raine & Horne Maclean, Yamba and Iluka today to arrange your private inspection and secure this fantastic family home or quality investment property.



3576 Pringles Way Lawrence

* Dimensions are approximate and for illustrative purposes only

