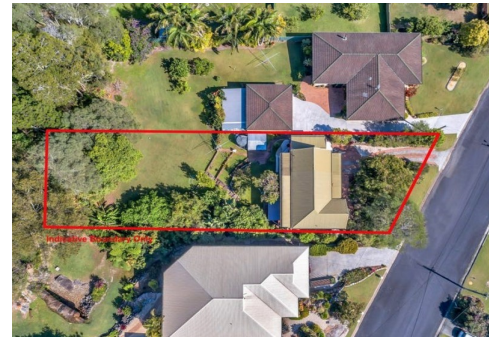




More than Just a Pretty Face!



3



2



2

36 Clarence Street, Maclean

Sold for \$700,000 (Dec 12, 2024)

Everyone knows that street appeal counts. Some homes just jump out and catch your eye as you pass and that is what sets them apart. 36 Clarence Street certainly falls into that category. A bit of traditional style and street presence are always positive elements when considering your real estate option, which is why this home is worth your inspection. On two levels and with big Clarence River views from both the front and back verandahs, this home has more than just a pretty face. The pretty face is framed by botanical gardens front and back that provide extra privacy for the owners and attracts ample birdlife that adds to the allure.

The home itself is unique in design and layout. Well-constructed with timber and brick features throughout the internal areas have that right, welcoming feel. The renovations that have taken place during the current ownership have complemented the home and increased the liveability and connectivity. The home is situated on a huge 1154m² block and it's also unique by the fact that it is high on the hill in Maclean yet has a large, flat and useable back yard. It would be a great place to raise a family with room to grow and room to enjoy the outdoors in a safe environment and friendly neighbourhood.

Our owners are selling with a view to downsizing and selling in the current market. Book your inspection and put forward your offer as our sellers are very genuine.

Property ID: L23491824

Property Type: House

Garages: 1

Carports: 1

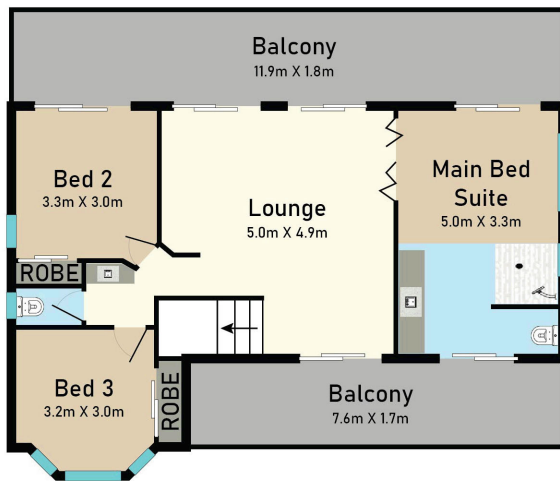
Land Area: 1154.0 sqm

Grant Neilson

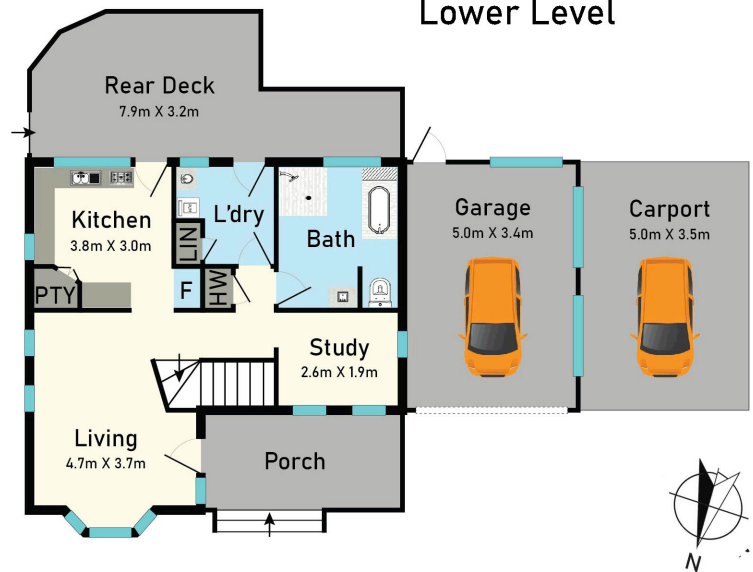
0429 664 312

grant.neilson@myi.rh.com.au

Upper Level



Lower Level



36 Clarence Street, Maclean, NSW 2463



3



2.5



2

This floor plan, including measurements and dimensions, are approximate and for illustrative purposes only.
The agent gives no guarantee, warranty or representation as to the accuracy and layout.