



**SOLD Prior to Auction**



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## 41 Grafton Street, Maclean

**Sold Prior To Auction for \$600,000 (Feb 29, 2024)**

Expansive River Views, Central Maclean Home

Welcome to 41 Grafton Street Maclean! This charming 3-bedroom, character-filled home is the perfect place to call home. With its convenient location and stunning Clarence River views, this property offers a comfortable and relaxed lifestyle in popular Maclean.

As you step inside, you'll be greeted by the warm and inviting atmosphere created by the beautiful charm of this quality weatherboard home in Maclean. There are three separate rooms offering space for the family with lounge, dining and sleepout, plus the front entrance room where you pick up those amazing river views.

The kitchen has been upgraded over the years and offers ample storage space. Adjacent to the kitchen is the dining room, where you can enjoy delicious meals with family and friends. The huge dining table and chairs also form part of the sale and will stay with whoever buys the home.

The three bedrooms and the whole home have beautiful high ceilings throughout and feature built-in robes, overhead fans and provide plenty of storage space for your belongings. The bathroom is modern, sleek and stylish, which has been upgraded over the last 5 years or so.

**Property ID:** L25987707

**Property Type:** House

**Garages:** 1

**Carports:** 1

**Land Area:** 500.1 sqm

**Travis McConnell**

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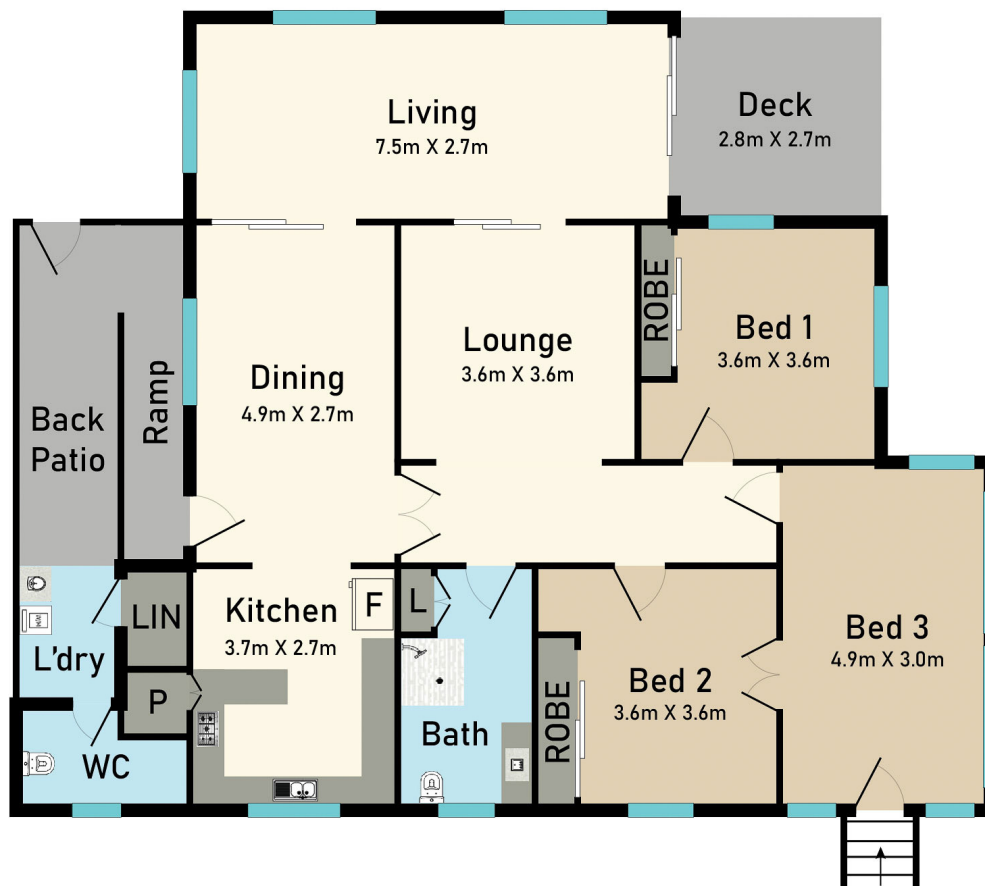
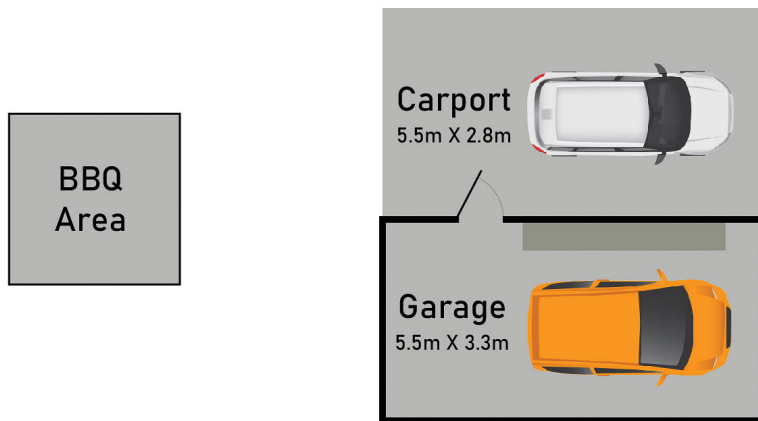
Outside, you'll find a covered patio where you can enjoy your morning coffee while taking in the breathtaking township and river views. The garden is a blank canvas ready for those with a green thumb, plenty of space for creativity or for those needing extra space for shedding and workshops, a great space to expand on the side of the home.

Additional features of this property include reverse-cycle air conditioning for year-round comfort. The property also boasts ceiling insulation.

With a garage space and a carport space, there is room for your vehicles and additional storage. The land area of 500.1 sqm provides space for outdoor activities and a backyard for children and pets to play.

Located in a desirable neighborhood, this property offers easy flat walking access to amenities and is just a short distance from shops, schools and parks. Whether you're looking for a family home or a peaceful retreat, this property has it all.

Don't miss out on the opportunity to make this house your home. Join us at the auction on 1st March at the Maclean Auction Room and secure your dream property. Contact us today to arrange a private viewing or attend the open homes throughout the campaign on Saturdays.



41 Grafton St Mclean, NSW 2463

\* Dimensions are approximate and for illustrative purposes only

