



176 DRAKE STREET, CARRS CREEK

LANDMARK 5 ACRE PROPERTY WITHIN 5 MINUTES TO THE CBD

Perfectly positioned to enjoy the best of country living while still being so close to town, this commanding property, comprising five level, fertile acres and a substantial family home, is ideal for hobby farmers, horse lovers or those who simply want to enjoy the peace and quiet a rural lifestyle brings.

Located central to Junction Hill and Grafton and less than 7km to Grafton's CBD Post Office this landmark property is flood-free and located adjacent to historic Carr's Creek School and hall (now privately owned). No expense has been spared in constructing the double brick and corrugated iron home, which took 18 months to build. From the colonial-style sandstock bricks to the handmade leadlight windows, light fittings and stunning feature doors, everything was built to last.

Beyond the formal entry, the home features cathedral ceilings, lined in western red cedar, lit by gable windows and skylights. There are two living areas - a spacious formal lounge room plus a family living area adjacent to the solid Tasmanian Oak kitchen. The home offers three bedrooms, each with walk-in robe, plus a home office. A dressing room and powder room are adjacent to the master.

At the end of a hard day, you can relax in the four-person spa, which is located in a private room adjacent to the family bathroom. Or pop outside for a swim in the saltwater inground pool with adjacent shaded outdoor area. A wide, brick-paved veranda encompasses three sides of the home, with a bullnose iron roof which is lined with

TYPE: For Sale

INTERNET ID: 18134643

SALE DETAILS

\$625,000

CONTACT DETAILS

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western red cedar. Each room has sliding door access to the veranda.

There is garaging for five vehicles, plus an equipment shed, dog kennels and woodshed, plus cattle/horse loading yards that service the 2 fully fenced paddocks of approx. 1.5 acres each. An additional rear shed offers a third toilet and has plumbing in place for a shower, making it an ideal teenage retreat or caretakers room.

The hand-crafted post and rail fence which encircles the two-acre house paddock, is beautifully weathered and sets off the house perfectly. The delightful established gardens are encompassed by over \$30,000 worth of bush rock. Just some of the many extras include: A 3.5kw solar system, ducted reverse-cycle air conditioning throughout, auto garage entry, combustion fireplace, built-in leadlight cabinet for glassware, security screens all around and much more. Properties of this size and calibre (literally on the edge of town) are as rare as diamonds.

Contact Elders Real Estate Grafton's Jake Kroehnert 0411 321 920 or Kylie Pearson 0488 161 621 for further details.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Fireplace(s)

- Land Area 5 acres
- Bedrooms: 3
- Bathrooms: 2
- 5 car garage
- Swimming Pool
- Air Conditioning









