

**52 Grays Point Rd, Grays Point, NSW 2232****Sold - 14/12/2021**House 4  2  4 

## Riverfront Lifestyle

Set on 784m<sup>2</sup>, from street to water, this spacious and bright abode enjoys panoramic views of the Hacking River in a serene setting.

Boasting size and space over three levels, this residence is ideal for a teenage, blended or multi generation family. This home enjoys extra space and multiple living zones that are ready for you to add your own personal touches and make the house your home.

- Expansive living and dining area overlooking the Hacking River
- Kitchen with granite breakfast bar plus ample bench and cupboard space
- Four generous bedrooms, three with BIR and Master with WIR
- Downstairs living area with river views and study nook
- Two full sized bathrooms, one with spa bath and separate W/C
- Great potential for a deck/ fire pit area along the waterfront

The real added value is the second, two-storey structure at the front of the property. There is approx 120m<sup>2</sup> of floor area over two levels which is presently a workshop, laundry and utility room. This could make a wonderful secondary dwelling (STCA) or suit those who run a business from home and want separation from the main house and ample storage.

Located just 500m to the local Grays Point Shops, 850m to Swallow Rock boat ramp & reserve, 4.5km to Kirrawee Station and 4.7km South Village .

This hidden gem offers your family the benefits of riverside living with the potential to add value through further renovations.

\*We recommend not bringing children to inspections and for those wishing to access the rear yard and waterfront please wear appropriate footwear to do so and acknowledge that you enter at your own risk.\*

**Open for Inspection**

By Appointment.

### Listed By

Derin Hill

Sebastian Viteri

