



13 Clarence Street, Ashby

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## Vendor Committed Elsewhere!

Due to a change in our vendors circumstance a decision was made to move on from this beautiful modern home and they have now committed to another property. This means there is now high motivation to sell and provides you with an excellent opportunity. Set high in Ashby with commanding views of the Clarence River and out to Harwood Bridge, 13 Clarence Street presents a rare chance to secure a wonderful home that is ready to enjoy from day one.

This three-bedroom, two-bathroom residence has been thoughtfully designed with modern living in mind. The master bedroom features a walk-in wardrobe and ensuite, while the additional bedrooms are generous in size and filled with natural light. The interiors showcase quality finishes throughout, with a stylish kitchen and stunning bathrooms that add a touch of luxury to everyday living.

The open-plan living spaces flow seamlessly onto a massive entertainer's deck, where the panoramic river views set the scene for unforgettable moments with family and friends.

Practical features include a double lock-up garage, ample storage, and a layout that maximises light and captures cooling breezes off the river. The property's elevated position ensures privacy while highlighting the spectacular outlook that makes Ashby such a sought-

**FOR SALE**  
\$890,000 to \$970,000

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



after location.

Homes of this calibre, with both style and location on their side, rarely come to market. With the auction date fast approaching, this is your opportunity to purchase a home that combines quality craftsmanship with one of the Clarence Valley's most spectacular views.

Disclaimer:

LJ Hooker Maclean | Yamba | Iluka has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

## MORE DETAILS

Property ID	GXJ08
Property Type	House
Land Area	950 m2
Including	Toilets (2)
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels

**Nick Potente 0478 194 703**

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**Greg Hall 0411 286 188**

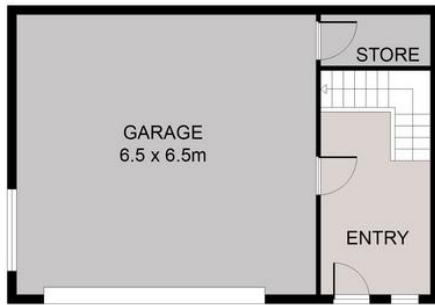
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GROUND FLOOR



FIRST FLOOR

## 13 Clarence Street, Ashby

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan