



17 Rifle Street Clarence Town NSW

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Over half an acre block where all major costs have been acquired by the current owner including sewer and electricity connections. Shed equipped with bathroom, fireplace and upper deck storage space. Situated in a prime location within walking distance to Clarence Town main street and shops, Schools, Williams' River, bowling club, swimming pool, pubs and sporting fields. This is value for money at its finest.

Price : \$ 445,000
Land Size : 2138 sqm
View : <https://www.dowlingterrace.com.au/sale/nsw/hunter-valley-lower/clarence-town/residential/land/8007452>

Key Features:

- Shed with bathroom and toilet, fire place, two car spots and upstairs storage.
- Enclosed Yard
- Ready to go Driveway
- Sewer connections
- Electricity connections



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