Sold

36 COLDSTREAM STREET, ULMARRA, NSW, 2462

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"THEY DON'T MAKE 'EM LIKE THEY USED TO"

PRICE:$415,000

OPEN FOR INSPECTION:
N/A

Small in population, but big in culture, art and rich in history, is the former riverport town known as Ulmarra.

On the banks of the Clarence River in Northern NSW, the village offers an abundance of heritage/federation homes either owner occupied, used for art galleries, café's, shops, B&B's or notably the Ulmarra Hotel with some of the finest dining in the Clarence Valley. Here you are a lazy 10-minute drive to Grafton, 20 minutes to Maclean or an approximate half hour drive to the beaches of Yamba, Minnie Water & Wooli.

Rumour has it that our offering was built on the turn of the 19th century. Most of the home is constructed in glorious hardwood timber from the original floors right up to the 10-11ft ceilings, and like most of these homes, an extension from the rear has been added providing extra living space. The bullnose veranda takes pride of place within her classic street front façade.

This home has been lovingly enjoyed by the same owner for over 25 years. Here we have 3 traditional bedrooms, most with BIR's, and modifications have been made to convert the original living room to a fourth bedroom (however your direction here is completely personal to your own needs). Storage is a great modern feature of this home, as is the renovated bathroom & laundry. The morocan inspired kitchen with bespoke cabinetry adjoins the living and dining that overlooks the yard. There are multiple access points to the wrap around vernadahs. Airconditioning and fans are located throughout.

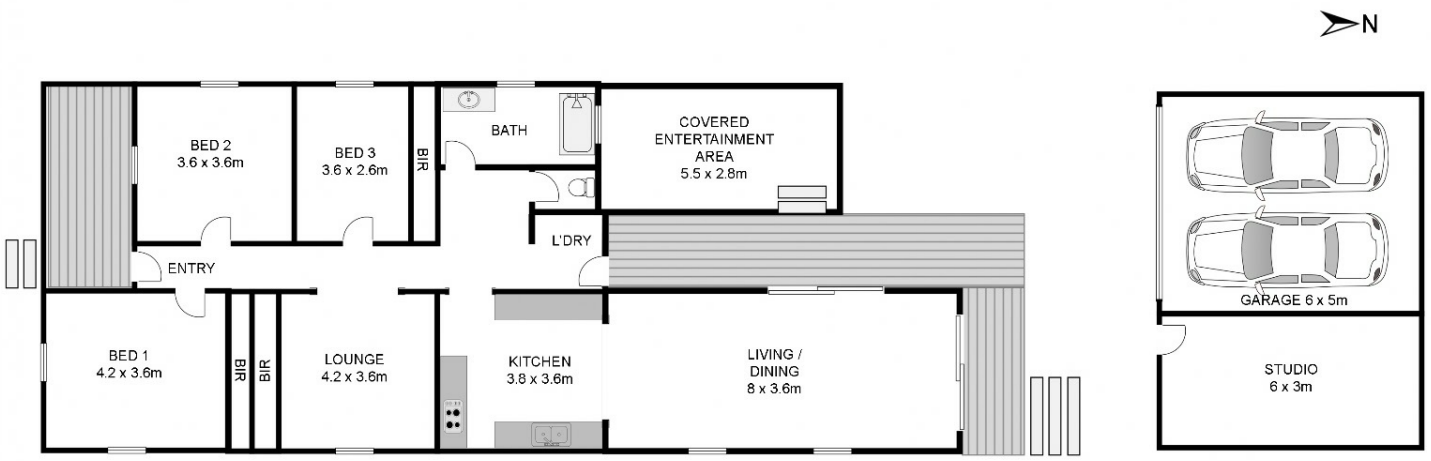


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36 Coldstream St Ulmarra

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.



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