




Sold

303 OLD POST OFFICE LANE, ULMARRA, NSW, 2462

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HEAVEN SENT OPPORTUNITY

PRICE: \$375,000

Calliope Church – Circa 1903.

Approximately 5 minutes from the Ulmarra CBD, 15 minutes from Grafton, 20-25 minutes from Maclean, a half an hour to the beaches of Minnie Water/Wooli or just under 40 minutes to Yamba, is this unique, residential sized allotment of just 754m².

Here, surrounded by vast farmland for as far as the eye can see, you can completely unplug from the noise and distractions of built-up living. Mostly suited to those who appreciate peace and quiet or those who want to make some noise, here you can be anything you want to be.

Calliope Baptist Church dates to its birth in 1903. This building replaced the Baptist Church which stood across Deep Creek on the Small Hill next to Sherry's Lane. The old church was built from the original Wesleyan Church on Clarks farm and was used as a school for some time until the new Calliope Public School was built. Whilst her Heritage is rich, this home is not Heritage Listed so there is flexibility to make her what you will (STCA).

The land here is subject to occasional flooding, and also a wide range of native flora & fauna. It is believed that the church was lifted (well above our last few significant floods), sometime in the late 80's. It is believed all works have been approved by council including the significant extension that took place in the 90's providing the 3 bedrooms that have made this a very endearing and enjoyable place to live. Our current sellers have enjoyed the church immensely in ownership, value adding with a long list of upgrades that have this property presenting its best yet.

OPEN FOR INSPECTION:
N/A




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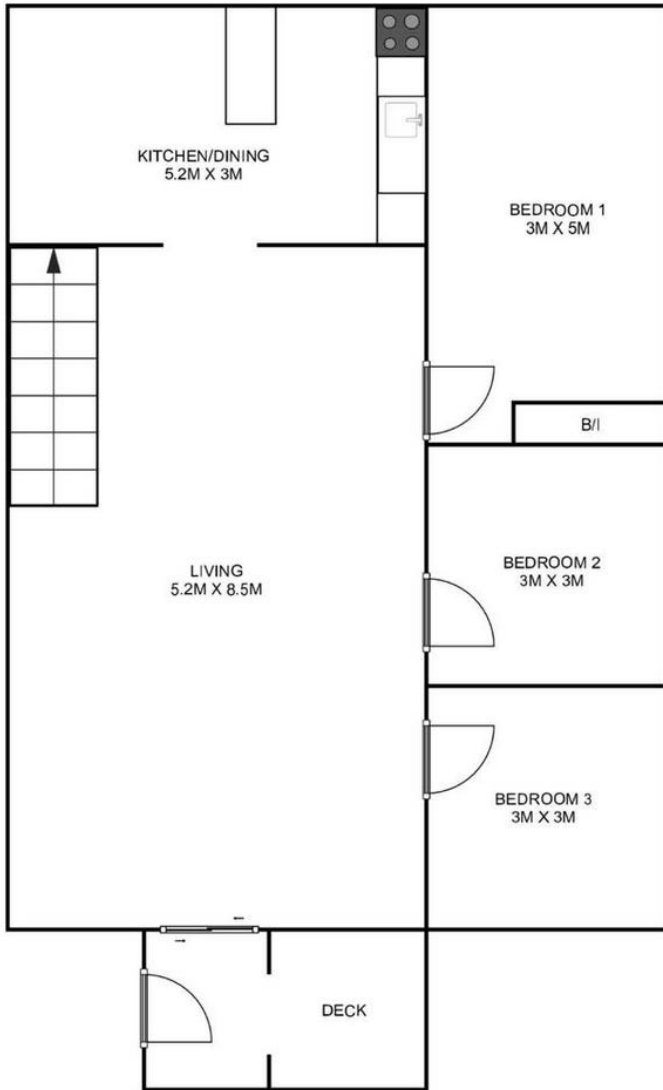
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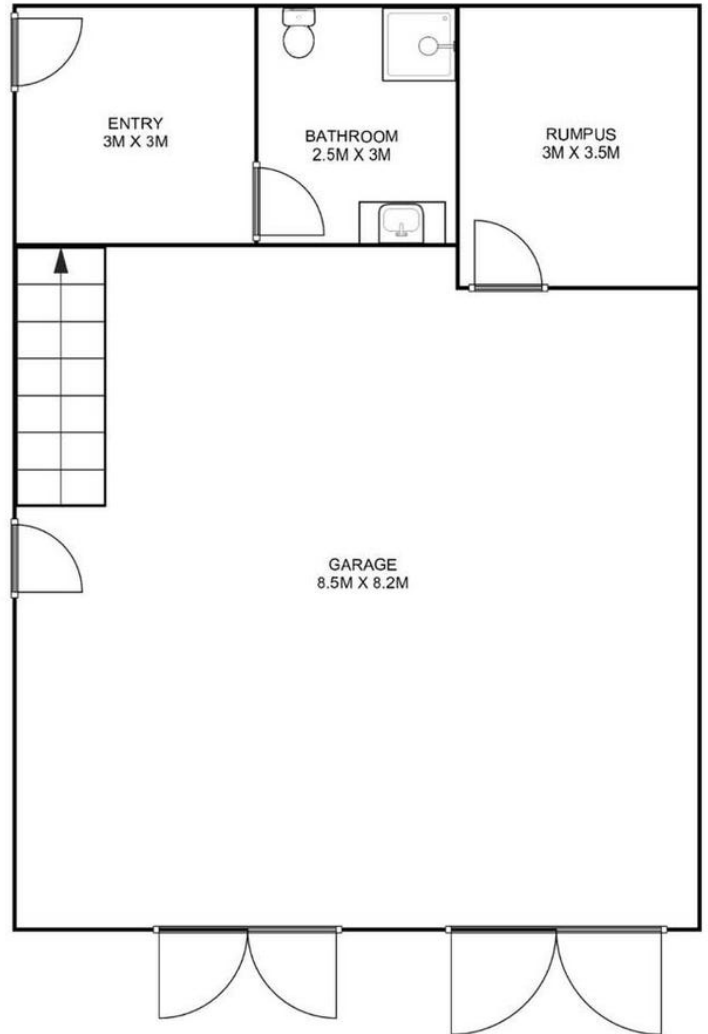


303 Old Post Office Lane

LEVEL ONE



GROUND LEVEL



ALL MEASUREMENTS ARE APPROXIMATE



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