

FOR SALE

4 LYNHAVEN CRESCENT, ULMARRA, NSW, 2462

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GENEROUS, ELEGANT, RIVERSIDE LIFESTYLE PROPERTY, A SHORT STROLL TO CAFE'S & DINING

PRICE: \$615,000 - \$635,000

OPEN FOR INSPECTION:
N/A

Lynhaven Crescent, a quiet, riverside street, mainly owner occupied, with homes of a similar age and construction. Just behind the riverbank, this street has been tried and tested and has proven the low-set construction resilient in times of flood. Whilst we have had water on the land, this grand and elegant home has remained dry since her construction around 1993-1994. It's a prized location.

With a love of privacy, and the desire to make the most of the fertile soil, this bespoke home was generously built over 2 residential titles. Here we offer over half an acre (approximately 2030m²) of bright green lawns, blooming roses and a healthy orchard of mixed citrus, the mango tree and established boundary shrubs.

It's apparent that the designers of this home had respect for both formal and open plan living. On entry you discover a bed of wooden parquet flooring that generously caters for the family room, living room, hall and all three bedrooms. The front formal living spaces both offer sliding door access to the verandas and can be either opened to create a seamless flow or completely closed and separated. If you wanted to convert this home into a four- or five-bedroom design, the rooms are already there. All current bedrooms have built-in wardrobes and the king size master suite, an ensuite bathroom. The main bathroom is well positioned to the secondary bedrooms.

If the two formal living rooms are not enough, then the massive open plan kitchen/dining/living space will certainly spoil you for choice. Here there are literally three living areas plus wide verandas that are ample for morning tea or the sundae and drink. This really is a well-considered and thoughtful design. The kitchen offers an abundance of cupboard space and the laundry is

Kylie Swift // 0488 161 621

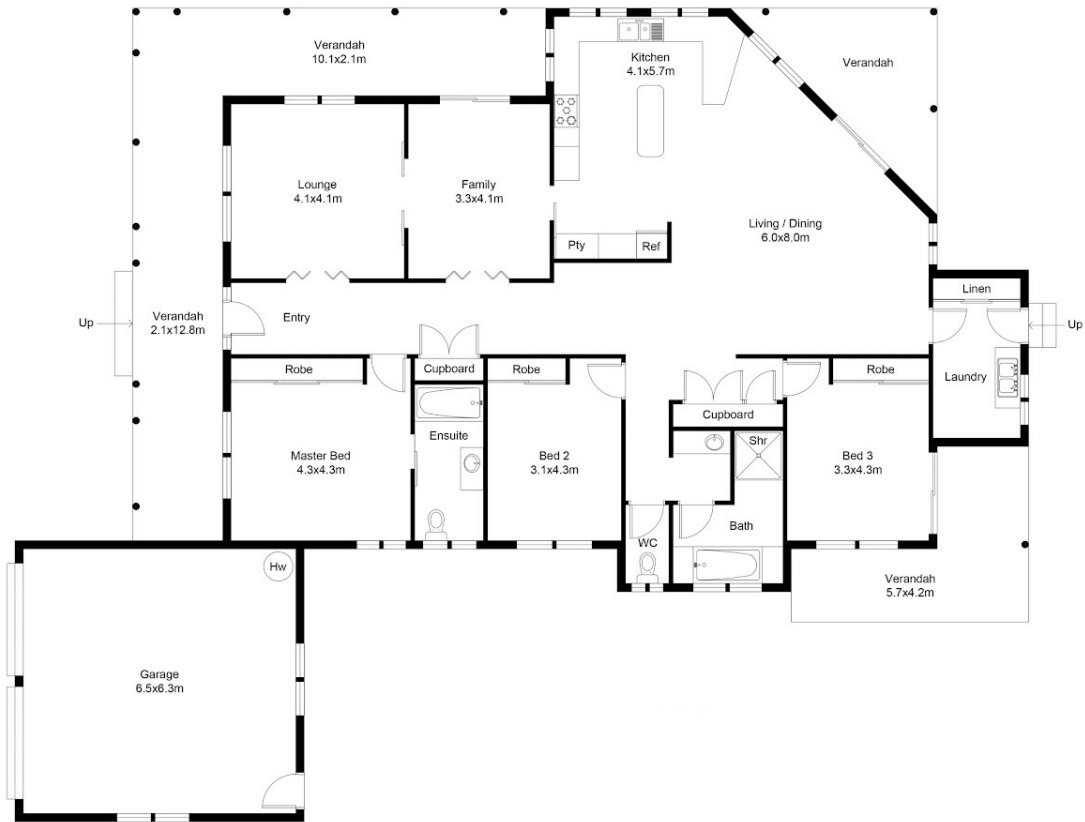
kylie@virtueproperty.com.au // www.virtueproperty.com.au



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4-6 Lynhaven Crescent, Ullmarra NSW

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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