



# Sold

625 COLDSTREAM ROAD, ULMARRA, NSW, 2462

3  | 3  | 8 



APPROXIMATE BOUNDARY



## THE ONE YOU HAVE BEEN WAITING FOR!

PRICE:\$675,000

Imagine having no immediate neighbours on your boundary, endless farmland views, the perfect half acre allotment (approx.), and sealed road access right to the drive-away. Perhaps you have been wanting to get out of town, but not too far...You really want that feeling of the acres, although you know acres may be too much to manage. You want easy access to the things you love, but a retreat at the end of the day. How does this one fit for size?

OPEN FOR INSPECTION:  
N/A

Here we are positioned 5 minutes to the little CBD of Ulmarra, perfect for riverside lunches, café breakfasts and nostalgic strolls. You are literally 4 minutes to the Tucabia shop if you run short of supplies, 15 minutes to Grafton, and central to Maclean and Wooli. This sounds like a pretty handy position to me!

This fertile flat is a rare offering where you can bring all the rural feels, to residential comforts. Our fenced, and secured block already offers established gardens, a plethora of small sheds/outbuildings and the 15x6m Colourbond shed with high access from 2 sides, suitable for a caravan, boat or perhaps both. The high carport at the rear a bonus.

The double story brick home has been extensively renovated over the last few years by reputable tradespeople. When we say renovated, we don't mean refurbished; the key areas of the home have been fully replaced. From the new kitchen with stone benchtops to the fully renovated master bathroom, new paintwork, new flooring, plantation shutters, new fans and air conditioner. The most significant addition was the conversion of part of the sunroom to create a luxury ensuite and walk-in-robe. 90% of the top level presents as brand new.




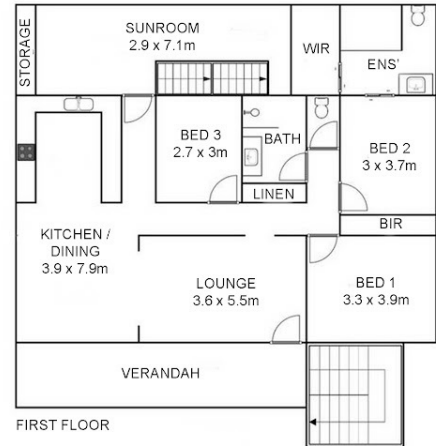
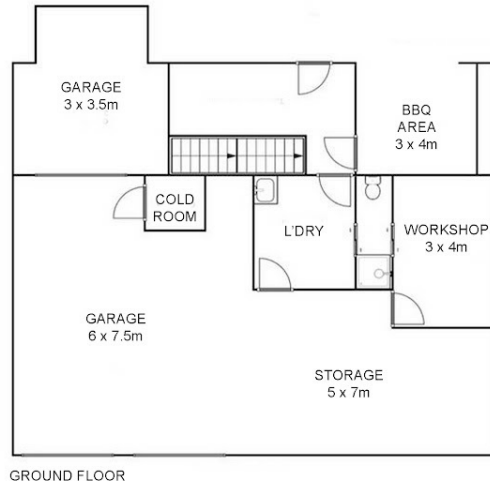
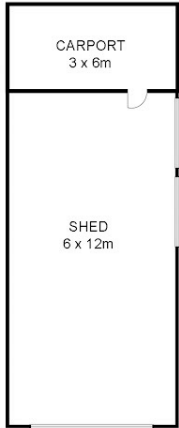
**Kylie Swift // 0488 161 621**

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625 Coldstream St Ulmarra 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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