


FOR SALE

2/20 RIVER STREET, ULMARRA, NSW, 2462

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SMART INVESTING OR EASY LIVING IN THE VIBRANT ARTISITIC HEART OF ULMARRA

PRICE: \$365,000 - \$375,000

OPEN FOR INSPECTION:
N/A

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

On the banks of the Clarence River in Northern NSW, the village offers an abundance of period style architecture, either owner occupied, used for art galleries, café's, specialty stores, 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. The beauty of this offering is that this artisan style unit is literally situated in the heart of the village. Within 100 steps you have riverfront dining, café breakfasts, boutique stores, the park or boat-ramp.

Refurbished in the last several years, these units are now positioned to cater for a wide range of opportunities for the investor or owner-occupier. This commodity has been with the same family for decades, and now is the time to say "Yes Please" to Prime, Ulmarra positioning. We have watched the area bolster in popularity in the last few years, and it still has plenty of growth to be had as a Proud Custodian.

Expressing the versatility to be had, all 4 units are currently used for investment purposes. On a permanent rental basis, the weekly returns are between \$420 - \$450 per week. Rates are approx \$1000 per annum, and currently a projected strata management levee is being compiled.




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2/20a River 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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