

FOR SALE

4 GEORGE STREET, ULMARRA, NSW, 2462

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SHE'S THE PERFECT ALL-ROUNDER!

PRICE: \$549,000 - \$569,000

Small in population, big in culture, and rich in history, is the former riverport town of Ulmarra. 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.

OPEN FOR INSPECTION:
N/A

On the banks of the Clarence River, the village offers a wide array of property options from heritage/federation homes of the early 1900's to the later built brick and tile homes of the 70's, 80's and 90's. Whichever way you choose to invest, Ulmarra has proven one of the fastest growing markets in the last few years, built around the art galleries, café's, shops, B&B's and notably the Ulmarra Hotel with some of the finest dining in the Clarence Valley.

River breezes are consistent here at 4 George Street, Ulmarra alongside farmland views that give you a feeling of being on acres; without the hard work. In fact, living has been so easy here, that this is the first time the home has ever been offered to the market!

Once great for raising children with 3-4 bedrooms, now 2 bathrooms, and just as easy to live here in your later years with our low-set construction. Versatility and ease are words that come to mind when describing this package.

Loved it has been. From the sun-drenched patio where the birds come to be fed, to the air-conditioned living room with wood-fire-heating, the hardwood polished timber floors underfoot, and the recently renovated kitchen with modern appliances and glass splashback; its warm and inviting.



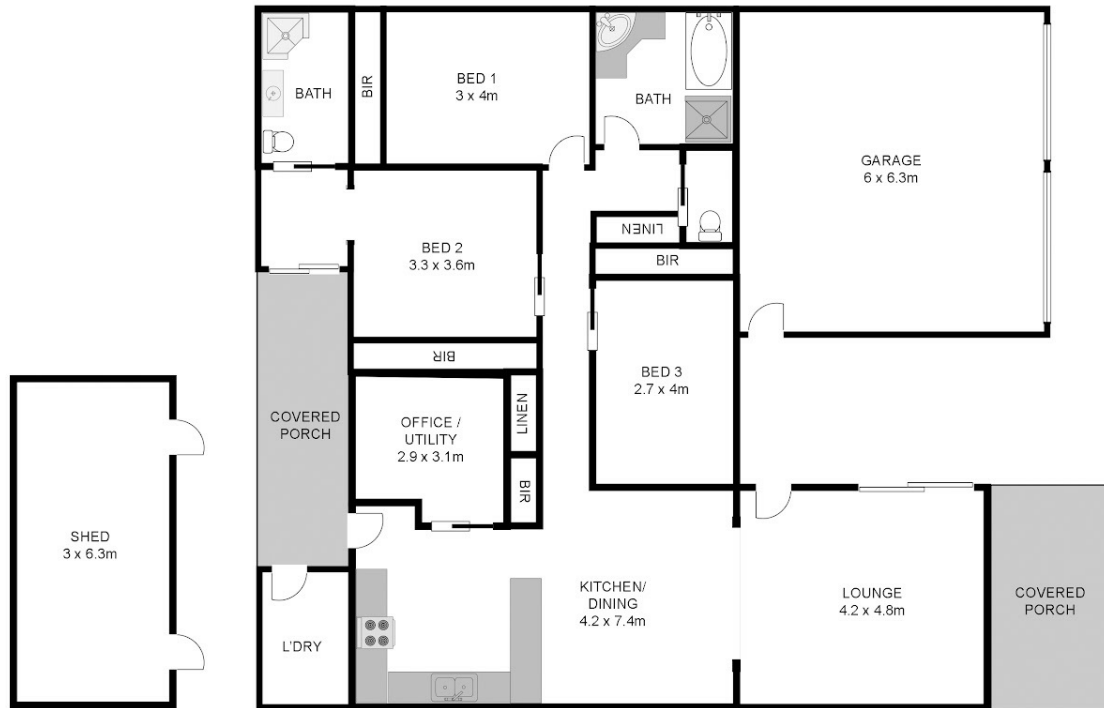
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan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

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