

**1 Bridge Street, Uralla, NSW 2358**

Laing+Simmons

**House For Sale**

Thursday, 30 May 2024

1 Bridge Street, Uralla, NSW 2358

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 3957 m2**

**Type: House**



Frazer Yule

0478684231

**Price Guide: \$395,000 - \$420,000**

Situated in the charming New England region of NSW, 1 Bridge Street, Uralla presents a splendid opportunity for families, renovators, and savvy investors alike. This substantial 3-bedroom, 2-bathroom property stands on an expansive plot of nearly 4,000 square metres, offering a blend of rural serenity and village community. The residence boasts well-appointed bedrooms, including a master with an ensuite and built-in wardrobes, ensuring ample space and privacy. A large family kitchen lies at the heart of the home, seamlessly flowing into a sun-drenched dining area – perfect for family gatherings and entertaining guests. The separate, huge living room offers additional space for relaxation and family activities. Set back from the road, the home's elevation on a gently sloping block capitalises on sweeping westerly views, providing a picturesque backdrop for everyday living. The vast land size opens up possibilities for subdivision, subject to council approval, or simply enjoy as a substantial garden, perhaps keeping horses or other pets. Just a stone's throw from Uralla's vibrant village centre, residents can indulge in the local lifestyle, with thriving cafes, pubs, and boutique stores all within a leisurely 200-metre stroll. The property offers off-street parking for two vehicles and is ripe with potential for those looking to add their own touch. With some minor cosmetic enhancements, one could significantly increase the value of this delightful home. This residence is an exceptional find – offering both space and potential in a prime location. Whether you're looking to create your dream family home or invest in a property with promising returns, 1 Bridge Street is a must-see on your property search. Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.