

**130 River Road, Sussex Inlet, NSW 2540**



**House For Sale**

Tuesday, 19 December 2023

130 River Road, Sussex Inlet, NSW 2540

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 3523 m2**

**Type: House**



Mitchell Klein  
0413915808

## AUCTION

The "Ulmarra Estate" : A Once-in-a-Lifetime Waterfront Opportunity has emerged as a truly rare and exceptional property, presenting a once-in-a-lifetime opportunity for discerning buyers seeking the ultimate in waterfront living. Situated on approximately 3523 sqm of prime waterfront reserve land, this 1950's classical estate boasts unrivalled panoramic views of the Sussex Inlet waterways that extend from St Georges Basin to the ocean. The property looks across the river to Booderee National Park. This distinguished estate spans across three deposited lots, providing an expansive waterfront reserve. Further enhancing its allure, the estate is enveloped by immaculate gardens that contribute to its charm, allure and privacy. The property is offered for sale in two parcels: 130 River Road and 132a River Road (adjoining vacant land). The "Ulmarra Estate" presents a wealth of desirable features including five bedrooms, three bathrooms and a two-car garage, creating both opulence and practicality. A self-contained unit underneath the main residence offers versatility and convenience, catering to various lifestyle needs. The property's high-end gardens and architecturally designed classic home evoke a sense of grandeur and sophistication, while offering endless opportunities for relaxation and entertainment. Boasting a boat shed and a large jetty for fishing, prawning and overwater entertainment, the estate beckons water enthusiasts, providing easy access to the serene waterways. The property's meticulous attention to detail is evident in the inclusion of an irrigation system, fed from a built-in under-house tank, that tends to the garden. A vast verandah overlooking the tranquil waters and garden provides the perfect setting for outdoor gatherings and moments of repose. Internally, the open-plan kitchen, living and dining areas create a seamless flow, fostering an inviting and communal atmosphere. Ducted air conditioning and large timber frame windows and doors further enhance the ambience, blending comfort with elegance. Every room offers a vista of the river or gardens. Practicality is thoughtfully integrated into the estate with a mud room featuring ample storage catering to the needs of a well-organised and functional household. In conclusion, the "Ulmarra Estate" stands testament to luxurious waterfront living, offering a unique blend of timeless elegance, modern comfort and unparalleled natural beauty. This property represents an extraordinary opportunity to acquire a prestigious and coveted slice of waterfront paradise, promising a lifestyle of incomparable refinement and serenity.