

16A Anna Street, Urana, NSW 2645

McGrath

House For Sale

Tuesday, 9 April 2024

16A Anna Street, Urana, NSW 2645

Bedrooms: 3

Bathrooms: 1

Area: 708 m2

Type: House



Sophie Litchfield
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\$320,000

Welcome to 16A Anna Street, a property steeped in history nestled in the charming rural township of Urana. This picturesque Murray Pine Cottage, dating back to Circa 1880 with elements of 1920s Concrete Federation style, offers the perfect retreat to the countryside. Conveniently located just 110km* from Wagga Wagga and 125km* from Albury, in an evolving rural community, this property presents a unique opportunity for a family seeking a tranquil lifestyle coupled with income-generating potential. The cottage has undergone thoughtful refreshment and updates, featuring two generously sized bedrooms alongside a versatile office space. The sunroom provides a seamless transition to the expansive yard, enclosed with new fencing for privacy and serenity. A highlight of the cottage is the inviting lounge room boasting a beautiful open fire and original floorboards, creating a cozy atmosphere year-round. While the kitchen and bathroom await the personal touch of its new owner, they offer functionality and promise. Both properties have been modernised to include essential amenities such as satellite Wi-Fi, electricity, and hot water, ensuring comfort and connectivity in this idyllic rural setting. With a rich history embedded within its walls, this property holds significance as the birthplace of Freddy Fox, renowned as the Milliner to the Queen. Previously serving as his family's barbershop and more recently operating as a general store, the accompanying shop comes fully equipped with racking, fridges, freezers, a cool room, and remaining stock if desired, offering a turnkey opportunity for entrepreneurial endeavors. For those intrigued by the charm and potential of this unique property, don't hesitate to contact Sophie Litchfield today at 0487 694 450 for further information or to arrange a viewing. Embrace the opportunity to own a piece of history while crafting your own chapter in the serene countryside of Urana. *All of the information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations*