

**2261 Big River Way, Ulmarra, NSW 2462**



**House For Sale**

Tuesday, 7 May 2024

2261 Big River Way, Ulmarra, NSW 2462

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 8**

**Area: 1956 m2**

**Type: House**



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## \$900,000 - \$949,000

Welcome to your dream lifestyle on the majestic Clarence River in Ulmarra. This extraordinary property offers a rare opportunity filled with endless possibilities. Nestled in a prime position along the stunning riverfront, this estate features a spacious 4-bedroom home, a quaint 3-bedroom cottage, and a studio apartment. Whether you're seeking a tranquil retreat, a lucrative income opportunity, or both, this property delivers it all. Permanent rental achieved per week \$1155 P/W \$60,060 per year -----The main house This Mediterranean-style 4-bedroom home with a study exudes comfort and sophistication. Recently updated with a modern kitchen, stylish main bathroom plus a second bathroom, and new laundry/storeroom, there's everything you need to move right in. Entertain in the spacious open-plan lounge and dining area, leading to a new concrete deck overlooking the picturesque Clarence River. Picture relaxing with your morning cuppa watching the birds on the river, or seeing the colours change over a glass of wine and an alfresco meal at the end of the day. Breathe deep, this could be your life. Two front bedrooms open onto the deck, offering breathtaking views for coffee in bed. Additional features include reverse cycle air-conditioning, ceiling fans, built-in wardrobes, a double lock-up garage, and a 4-car carport. With town water and a council-certified septic system, this property offers the perfect blend of serenity and convenience. Step out onto the grassy banks of the river for a picnic, swim, fish or launch your kayak for a peaceful paddle. Your waterfront adventures await. Studio Apartment Wander through the Garden Atrium Room to discover a self-contained 1-bedroom studio apartment. Featuring a private courtyard with stunning river views, this space has air conditioning, ceiling fans, solar panels, gas hot water, and electricity. Ideal for holiday accommodation or rental income, this studio offers a peaceful haven for guests seeking relaxation by the river. Cottage Nestled on the southern end of the property, a quaint 3-bedroom cottage awaits. Recently painted and air-conditioned, this cottage features ceiling fans throughout and its own private fenced yard overlooking the Clarence River. With a double carport for convenience, this enchanting residence could be a cosy retreat for extended family or additional rental income opportunities.\* We do not have photos of the cottage - it is currently tenanted. Property Features: • Zoned RU1 (Primary Production) by Clarence Valley Council • Each property has its own NMI for individual electricity connection/power billing • Rental income potential of \$60,000 per annum with three separate Tenancy Agreements • Two council-certified septic systems • Prime location on the Clarence River, surrounded by active dairy farms • Close proximity to the historic town of Ulmarra, with nearby beaches of Woolli, Brooms Head, and Yamba • Just 20 minutes north of Grafton, with easy access to amenities and attractions Don't miss this incredible opportunity to own a waterfront property with versatile living options and income potential in the picturesque town of Ulmarra. Discover Ulmarra This quaint former port town on the banks of the Clarence River has been described as 'a blend of country swagger with quirky cool', and you'll discover why on a stroll past the heritage-listed buildings, vibrant galleries and eclectic stores. Immerse yourself in Ulmarra's thriving creative community. Step into the Coldstream Gallery to discover paintings, sculptures, and jewellery crafted by local artists. Nearby, Fibre Delights beckons with its array of exquisite handmade textiles and quilts. Contrary's on Clarence is a haven for vintage enthusiasts, offering a curated collection of timeless furniture and collectibles. And for a taste of local hospitality, visit the iconic Ulmarra Hotel, where you can savour hearty pub fare and refreshing beverages in the shade of a majestic jacaranda tree. Surrounded by the natural beauty of the Clarence Valley, Ulmarra provides an idyllic setting for outdoor adventures, with opportunities to explore serene rivers, the pristine beaches of Woolli, Brooms Head and Yamba, and lush rainforests, all within easy reach. Ulmarra is a 6.5-hour drive north of Sydney and 3.5-hours south from Brisbane. It's just 15 minutes from the regional centre of Grafton, which you can reach by car, train and bus. You can also fly into the Clarence Valley Regional Airport and hire a car to explore the region. Are you ready? Let us help you make the dream a reality. MANA - putting the soul into local real estate. 'DISCLAIMER' All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you and has been provided to M & M Property Consultants (Australia) Pty Ltd t/as Mana RE by third parties. This Information should not be relied upon alone and you should make your own enquiries and seek legal advice in respect to all information about the property contained in this advertisement.