

2384 Big River Way, Ulmarra, NSW 2462



House For Sale

Thursday, 13 June 2024

2384 Big River Way, Ulmarra, NSW 2462

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 2074 m2

Type: House



Terry Deefholts
0413299176

Sale By Negotiation

Located on the edge of the picturesque riverfront village of Ulmarra, 2384 Big River Way invites you to inspect. Immaculately maintained by the current owners, this property lends itself to first home buyers or investors interested in expanding their portfolio. The home itself is beautifully presented, featuring polished floorboards, high ceilings, a renovated kitchen and bathroom, and a fantastic enclosed back deck perfect for entertaining. With three generously sized bedrooms there's room for the whole family. Additional highlights include a double colorbond garage and a separate high-roof carport designed for a caravan. Set on a spacious 2,074sqm block, there's plenty of room for outdoor activities and play. One of the key considerations for this property is its location on the Pacific Highway. While the owners acknowledge the presence of traffic noise, they also note that they quickly acclimated to it after moving in. The road has undergone a significant diversion turning it into a local road, greatly reducing traffic and noise. Additional features include established gardens, two air conditioners and a 1.5kw solar system (with 5kw inverter), enhancing both comfort and sustainability. It is important to note that this property is zoned RU1 Primary Production. Please feel free to call to discuss this further. This property will be sold at Auction 6:00pm Thursday 4th July 2024 at Elders Real Estate Grafton - 70 Pound Street, Grafton. Don't miss this opportunity to secure a home with both immediate appeal. For more information or to declare your interest contact Terry Deefholts on 0413 299 176. Terry Deefholts Licence No. 20416801

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