

**2494 Big River Way, Ulmarra, NSW 2462**

**House For Sale**

Friday, 5 January 2024



2494 Big River Way, Ulmarra, NSW 2462

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1387 m2**

**Type: House**



Jody Culling



Emily Brighton  
0256431008

**\$479,000 - \$499,000**

Endless potential is offered here at 2494 Big River Way. This beautiful weatherboard home is located directly across from the Clarence River and makes for an ideal opportunity whether you are searching for a forever home or an investment. Spread over an expansive 1,387m<sup>2</sup> allotment, this property is ready and waiting for a creative mind to run wild. Entering the home, a fresh and vibrant coat of paint is amplified by high ceilings to expand on the spacious size of the interior. The hall is constructed of timber panelled walls, decorative hallway fretwork, and hanging pendant light, leading you throughout the layout of the home. Three generously sized bedrooms are located toward the entrance, all have recently had its older carpet lifted to expose timber floorboards. The two front bedrooms each have a study or storage room branching off them. The main bedrooms storage room allows access via frosted glass French doors and could be converted into a 4th bedroom, an ensuite, and/or a walk-in robe if your heart desires. A separate lounge offers access to the kitchen and bathroom. The original kitchen is in good condition for its age and offers plenty of storage, a pantry, and an outlook over the backyard into the farming fields beyond. Adjacent to the kitchen is the dining/family space that features stained glass timber casement windows and loops around to the sunroom with an abundance of natural light flowing through. The bathroom is complete with a shower, bath, and vanity with a separate toilet. This space is in its original state providing you with the ideal canvas to craft a modern and glorious zone. The ground level allows for secure parking for multiple cars, as well as a workshop area and an abundance of storage. There is also a separate laundry that offers an additional shower and toilet facility. The construction of the home makes up approximately half of the allotment. There is plenty of vacant space left on the block for additional improvements such as a large shed, granny flat, and even a vegetable garden. With so much potential to be explored, this property makes for an ideal opportunity for a diverse range of purchasers. Disclaimer: The information obtained in this document are from sources we believe to be reliable, but accuracy is not guaranteed. All prospective purchasers are advised to carry out their own investigations.