

27 Coldstream Street, Ulmarra, NSW 2462



House For Sale

Friday, 5 January 2024

27 Coldstream Street, Ulmarra, NSW 2462

Bedrooms: 3

Bathrooms: 1

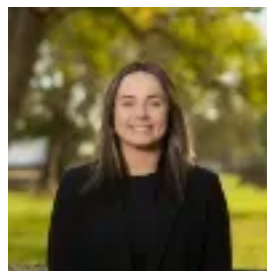
Parkings: 2

Area: 1088 m2

Type: House



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AUCTION

Auction Details: Saturday 3rd February 2.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Nestled in the heart of Ulmarra, a quaint town exuding rural charm yet only a 10-minute drive from the vibrant Grafton CBD, you'll discover this beautifully presented cottage-style home. The demand for Ulmarra outweighs supply, for good reason. Mark your calendars for the 3rd of February, as 27 Coldstream Street Ulmarra must be sold at auction. The residence welcomes you with fresh paint and new carpet throughout, creating a sense of freshness and comfort from the moment you step inside. The formal living space, complete with one of the three air-conditioners, invites you to unwind, while the open-plan kitchen and dining room offer the perfect setting for culinary adventures and intimate gatherings. You will also find 3 generously sized bedrooms, 1 bathroom and a sunroom. The sunroom is located off one of the bedrooms and could be converted into an ensuite/walk-in-robe should the new owner require. The proportions of the home along with the expansive 1,088m² block make this an easy choice for any purchaser searching for quality, location and space. Please refer to the floorplan provided for an understanding of the layout. Occupying a generous 1,088m² (approx.) block, outside the established low-maintenance gardens frame the home, providing a picturesque setting with minimal upkeep. The backyard, accessible via side access that leads to a double carport, is a versatile outdoor haven featuring a dedicated chook yard and a fenced-off area that once housed a thriving vegetable garden-ideal for those aspiring to a self-sufficient lifestyle. Notable features include:- 1,088m² block (approx.)- 3 bedrooms- 1 bathroom- 3 x air-conditioners- Fresh paint and new carpet throughout - Double carport- Chicken coop- Rental appraisal \$420 - \$450 per week Whether you're seeking a first home, investment property or downsize, this Ulmarra beauty is an opportunity not to be missed. Contact Jake Kroehnert & Tayla Lavender from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.