

29 Lynhaven Crescent, Ulmarra, NSW 2462

House For Sale

Saturday, 13 April 2024



29 Lynhaven Crescent, Ulmarra, NSW 2462

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1809 m2

Type: House



Allison Whaites

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\$899,000-\$949,000

This immaculate 3 bedroom, 2 bathroom, modern brick and tile home with deep river frontage is located in a quiet street in the small historic river township of Ulmarra, just minutes north of Grafton. This solid well designed home features a spacious open plan living, kitchen and dining area with beautiful river views across the back of the property through a series of large windows. The home includes as-new high quality floating timber flooring throughout the main living areas and carpet in the bedrooms with high-end window furnishings and ceiling fans throughout. You can live comfortably all year round with gas heating and a large split system air conditioner in the main living area. The kitchen and bathrooms are modern and also feature quality finishes and appliances with gas cooking. The kitchen was updated in 2022 and is now the heart of the home where you can prepare meals while chatting to family and guests as well as enjoying the scenic river views. The master bedroom which is located on the left side of the house also has a split system air conditioner, a walk-in robe that leads to an ensuite bathroom. You can also enjoy views of the river from the master. The second and third bedrooms include built-ins, are located at the other end of the house and face towards the front of the property and look out to distant rural views and cattle in nearby properties. There is a large, covered timber deck at the rear of the property that runs off the kitchen/dining area is easily accessed through a sliding glass door, and is perfect for BBQ's and entertaining or to enjoy a morning coffee or afternoon drinks while taking in the river views and watching boats sailing past. The deck roofing is insulated and steps down into a fully fenced yard which is ideal for young kids to play or the family dog. The property also includes a large concrete driveway with a LUG and separate carport at the side of the house for the boat or caravan, a large laundry, small garden shed, solar, new Ecogenica hot water system, steel mesh window and door security screens. All this is surrounded by a mostly level neat and tidy low maintenance garden with private access to the river front. The township of Ulmarra offers a family friendly hotel, café's, art gallery, antique and various other interesting shops, a new park that includes a variety of modern play equipment for the young kids and a public school. Ulmarra is accessed via Big River Way (Old Pacific Highway) which provides easy access to Grafton to the South, Maclean and Yamba to the North and many other beautiful beaches, camping and fishing spots. Please contact Allison Whaites Estate Agent for further enquiries on 0487289471.