

**303 Old Post Office Lane, Ulmarra, NSW 2462**



**Sold House**

Wednesday, 22 November 2023

303 Old Post Office Lane, Ulmarra, NSW 2462

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 753 m2**

**Type: House**



Kylie Swift

**\$375,000**

Calliope Church – Circa 1903. Approximately 5 minutes from the Ulmarra CBD, 15 minutes from Grafton, 20-25 minutes from Maclean, a half an hour to the beaches of Minnie Water/Wooli or just under 40 minutes to Yamba, is this unique, residential sized allotment of just 754m<sup>2</sup>. Here, surrounded by vast farmland for as far as the eye can see, you can completely unplug from the noise and distractions of built-up living. Mostly suited to those who appreciate peace and quiet or those who want to make some noise, here you can be anything you want to be. Calliope Baptist Church dates to its birth in 1903. This building replaced the Baptist Church which stood across Deep Creek on the Small Hill next to Sherry's Lane. The old church was built from the original Wesleyan Church on Clarks farm and was used as a school for some time until the new Calliope Public School was built. Whilst her Heritage is rich, this home is not Heritage Listed so there is flexibility to make her what you will (STCA). The land here is subject to occasional flooding, and also a wide range of native flora & fauna. It is believed that the church was lifted (well above our last few significant floods), sometime in the late 80's. It is believed all works have been approved by council including the significant extension that took place in the 90's providing the 3 bedrooms that have made this a very endearing and enjoyable place to live. Our current sellers have enjoyed the church immensely in ownership, value adding with a long list of upgrades that have this property presenting its best yet. You will love the elevated, light-filled open plan living space that offers uninterrupted rural views through the gothic arch windows. High ceilings, polished floorboards, fresh paint, and the neutral palette that soothes the senses. Design features are diverse throughout, and whilst so much has been done, there's still room to add your creative flair. Downstairs offers the foyer, bathroom, studio, storage, workshop & vehicle space that spills out directly to the fully fenced yard, perfect for pets and children with carport. Our sellers have relocation commitments in place so we have priced for a #swiftsale - Contact Kylie Swift of Virtue Property Grafton on 0488 161 621 to express your interest. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.