

# 36 Coldstream Street, Ulmarra, NSW 2462



## Sold House

Sunday, 22 October 2023

36 Coldstream Street, Ulmarra, NSW 2462

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 543 m2**

**Type: House**



Kylie Swift

**\$415,000**

Small in population, but big in culture, art and rich in history, is the former riverport town known as Ulmarra. On the banks of the Clarence River in Northern NSW, the village offers an abundance of heritage/federation homes either owner occupied, used for art galleries, café's, shops, B&B's or notably the Ulmarra Hotel with some of the finest dining in the Clarence Valley. Here you are a lazy 10-minute drive to Grafton, 20 minutes to Maclean or an approximate half hour drive to the beaches of Yamba, Minnie Water & Wooli. Rumour has it that our offering was built on the turn of the 19th century. Most of the home is constructed in glorious hardwood timber from the original floors right up to the 10-11ft ceilings, and like most of these homes, an extension from the rear has been added providing extra living space. The bullnose veranda takes pride of place within her classic street front façade. This home has been lovingly enjoyed by the same owner for over 25 years. Here we have 3 traditional bedrooms, most with BIR's, and modifications have been made to convert the original living room to a fourth bedroom (however your direction here is completely personal to your own needs). Storage is a great modern feature of this home, as is the renovated bathroom & laundry. The morocan inspired kitchen with bespoke cabinetry adjoins the living and dining that overlooks the yard. There are multiple access points to the wrap around verandahs. Airconditioning and fans are located throughout. Out the back we have rear lane access, a large double carport, a lock-up and fully powered studio, an alfresco entertainment area, gardens, a water tank, and an animal enclosure for the stealthiest of cats and dogs. Our seller has made a clear intention to sell, and we have priced accordingly. Make your move early so we can ensure you're all moved in prior to Christmas. 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.