

**45 Bridge Street, Uralla, NSW 2358**



**House For Sale**

Friday, 19 April 2024

45 Bridge Street, Uralla, NSW 2358

**Bedrooms: 3**

**Bathrooms: 2**

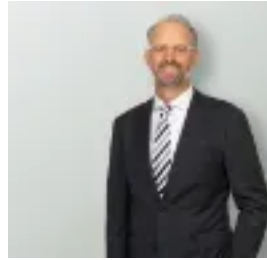
**Parkings: 2**

**Area: 920 m2**

**Type: House**



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**\$590,000 - \$640,000**

This unique commercial property offers the best of both worlds: a shop front currently leased to a happy long-term tenant, and a thriving three bedroom Airbnb at the rear, selling fully furnished for your convenience. With side access to parking at the rear and the expansive 920sqm block stretching into bush and a creek, there's ample space for further development, perhaps a charming cabin for additional accommodation (STCA). Dive into Uralla's burgeoning real estate scene with this versatile property, offering dual functionality and further potential.- Heart of Uralla location with Local Centre zoning- On direct route of Uralla Heritage Walk providing excellent exposure- Eve Flowers keen to stay on as long term tenant in shop front- Airbnb featuring 3 beds, one bath, sunroom, garage, carport- Split system a/c to house and shop, plus winter fire, ceiling fans- Extensive solar rooftop system to keep running costs down- Block extends 100.58m deep providing abundant potential - 17mins/23km to Armidale CBD and University of New England- Approx. 480km/5 hrs 40 mins drive from Sydney CBD or Brisbane CBD- Income figures available by requestContact Ronelle Gersbach or Jonathan Papworth for your private inspection.Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Belle Property by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.