

2 Lynhaven Cres, Ulmarra, NSW, 2462



House For Sale

Friday, 13 September 2024

2 Lynhaven Cres, Ulmarra, NSW, 2462

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jake Kroehnert
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Brooke Corbett

A GRAND OFFERING WITH A QUIET LIFESTYLE

Building & Pest Inspection Reports Available Upon Request

Introducing an exceptional property situated at 2-6 Lynhaven Crescent, Ulmarra, a mere 15 minutes from Grafton's vibrant CBD. This unique, low-set brick and tile home stands on a 2,808m² (approx.) parcel of land, spread across three blocks, offering both ample space and considerable development potential depending on the new owners desires. Properties in this location are tightly held and rarely offered to the market. With demand at an all time high, it is crucial that you declare your interest early. With all offers being encouraged, don't hesitate and miss your chance here.

The residence itself is a testament to thoughtful design and functionality, boasting three bedrooms, all equipped with built-in robes, with the master featuring a convenient ensuite. The heart of the home is the open plan area that includes a spacious timber kitchen, replete with generous storage and bench space, flowing seamlessly into the dining and living areas, making it perfect for family gatherings and entertainment. Additionally, there are two further living spaces at the front of the home, providing flexibility for various family activities or quiet relaxation. The home also features a charming wrap-around front verandah and a back verandah accessible from the open plan area, overlooking the expansive yard. Please refer to the floor-plan provided for an understanding of the layout.

Notably, the house is equipped with three split system air conditioners to ensure comfort throughout the seasons and has never been subject to flooding, a testament to its excellent location. Security is prioritized with a fitted alarm system, adding an extra layer of peace of mind.

Outside, the property continues to impress with a double garage attached to the home, a separate brick workshop/garage, and a greenhouse for those with a green thumb.

The generous allotment provides ample space between neighbours for those looking to live centrally and privately, with the home spanning across block 4-6. Block #2 of the property is vacant and ready for immediate development, should the new owner choose to expand or explore additional building opportunities (STCA). Ulmarra is known for its country and quaint lifestyle, and is fast growing in popularity with various successful AirBNB accommodation, making this vacant allotment the perfect location for such an investment venture.

The natural beauty of the location is underscored by its proximity-just a walking distance-to the serene Clarence River, perfect for leisurely strolls and nature lovers. Privacy is paramount with mature trees adorning the property, creating a secluded and tranquil environment.

Notable features include:

- 2,808m² block (approx.)
- Low set brick and tile home
- 3 bedrooms
- 2 bathrooms
- Multiple living spaces
- 3 x air conditioners
- Double garage
- Brick workshop/garage
- Development opportunity (STCA)

This property is a rare find in Ulmarra, offering a blend of lifestyle and potential that is difficult to replicate. Interested parties are encouraged to declare their interest early and present prompt offers to secure this unique opportunity. Contact The Jake Kroehnert Team 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.