

31 River Street, Ulmarra, NSW 2462



House For Sale

Thursday, 4 July 2024

31 River Street, Ulmarra, NSW 2462

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 980 m2

Type: House



Jake Kroehnert
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Tayla Lavender
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AUCTION

Auction Details: Wednesday 31st of July 6.00pm Grafton District Services Club* Building & Pest Inspection Reports Available Upon Request* Located at 31 River Street in the serene suburb of Ulmarra, this delightful residence is set on a spacious 980m² (approx.) block and boasts direct river access. With its picturesque setting and tranquil views, this home is being offered for sale at auction on July 31st, presenting a unique opportunity to secure a piece of riverside paradise. Opportunities on the exclusive riverfront of Ulmarra are tightly held. With a result being important here, now is the time to make your interest known. We will be welcoming new owners upon the fall of the hammer. The home itself features three generously sized bedrooms, two equipped with new built-in wardrobes and one with a well-appointed bathroom. High ceilings and polished timber floorboards flow throughout, enhancing the sense of space and elegance. The cosy living area, complete with a fireplace, invites relaxation and warmth during cooler evenings. At the core of the residence is an open-plan kitchen and dining area, where any home chef will delight in the layout and functionality. This space is air-conditioned for comfort and opens up to an expansive outdoor alfresco area, ideal for hosting guests or enjoying quiet moments overlooking the river and the wrap around verandah add character and sitting areas around the entire home. Please refer to the floor plan provided for an understanding of the layout. Additional comforts include air conditioning in the third bedroom and a practical garden shed for extra storage. A single carport located down the side of the home provides convenient access to the backyard, perfect for gardening enthusiasts or those who enjoy outdoor activities. The new owner also gets to enjoy the benefits of multiple established fruit trees including lemon, mandarin, orange, mango & olive. Access to the Clarence River makes enjoying water sports simple such as kayaking, swimming & fishing. Notable features include:- 980m² (approx.) block- Views and access to the Clarence River- 3 bedrooms- 1 bathroom- Single carport- 2 x air conditioners- Fireplace- Garden shed- 1 minute walk to Ulmarra Pub- 1 year old Solar system This property is set to go to auction on July 31st, don't miss the opportunity to own this enchanting home, where every day feels like a retreat by the river. 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.