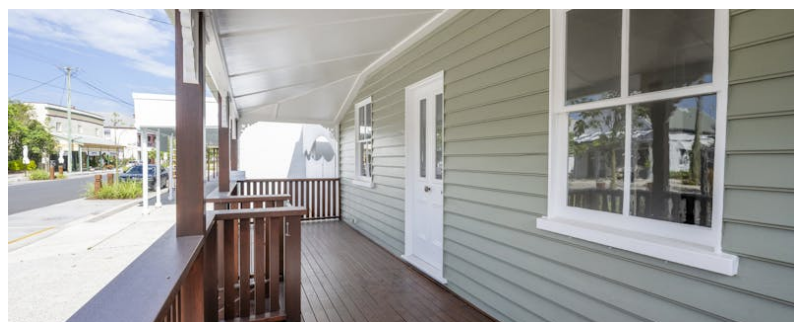




14 Coldstream Street, ULMARRA, NSW 2462

Storybook Cottage in the Centre of Ulmarra Village

Expressions of Interest - The owners welcome all offers, which will be considered on or before Monday, 1st December.

Wake up in the heart of Ulmarra's riverside village, with the Clarence River, café, gallery and historic pub all just a short stroll from your front gate. Set behind a timber picket fence with a wide verandah and classic red roof, 14 Coldstream Street is the quintessential village cottage - full of character, freshly refreshed and ready for its next chapter.

Inside, the home immediately feels warm and welcoming. High ceilings, VJ walls and beautiful polished timber floors speak to its federation origins, while the grand timber fireplace and leadlight-style detailing give the living room real "wow" factor. Fresh paint and light, neutral tones mean you can move straight in and start enjoying the space from day one.

The floorplan offers flexible options for bedrooms and living spaces, with scope to configure as you need - whether that's a cosy home, weekender or even consulting rooms/home business (subject to council approval) thanks to its prominent main-street position.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 133P0166

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Real Estate Grafton
3/97-101 Prince Street
Grafton, NSW
02 6615 1602

Benny Holder
0411132517

The bathroom is neat and functional with shower-over-bath, vanity and timber flooring, offering plenty of potential for a future upgrade to add further value.

At the rear, the property really shines as an easy entertainer. A full-length covered deck spills out to a level, fenced lawn – perfect for alfresco meals, kids and pets, or simply soaking up the village atmosphere in privacy. Rear lane access and double gates, along with covered off-street parking, add excellent practicality for residents, guests or clients.

Highlights

- Classic federation-style cottage with standout street appeal in the heart of Ulmarra
- Charming front verandah, timber picket fence and red iron roof
- Beautiful character features: high ceilings, VJ walls, polished timber floors
- Stunning main living room with ornate timber fireplace and heritage detailing
- Flexible layout with multiple rooms that can adapt as bedrooms, living or office spaces
- Neat, functional bathroom with shower-over-bath and scope to modernise and add value
- Huge covered rear deck overlooking a private, fenced backyard – great for entertaining
- Covered parking and gated rear lane access for extra vehicles, boat or trailer
- Easy-care block with plenty of usable yard space
- Walk to the Clarence River, café, gallery, hotel and village shops – leave the car at home
- Ideal as a permanent home, weekend escape or potential home-based business/consulting space (STCA)

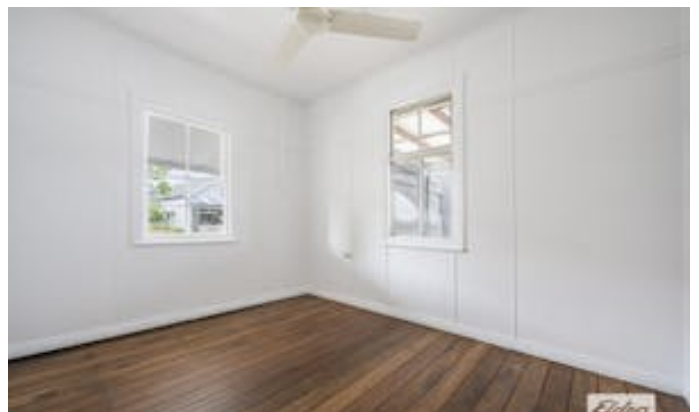
Opportunities like this in Ulmarra's main village strip are tightly held and rarely offered. For more information or to arrange your inspection contact Team Benny today 0491 616 380.

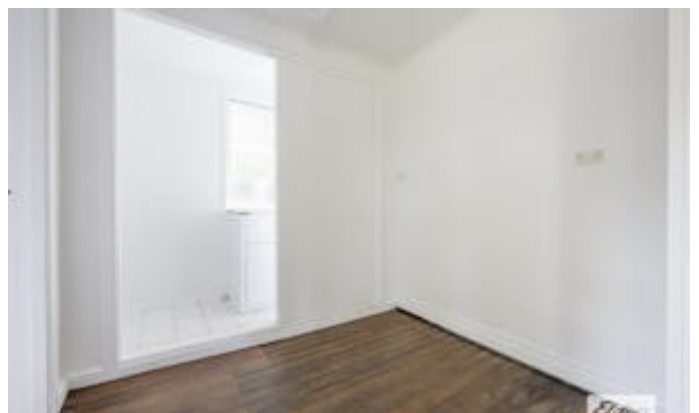
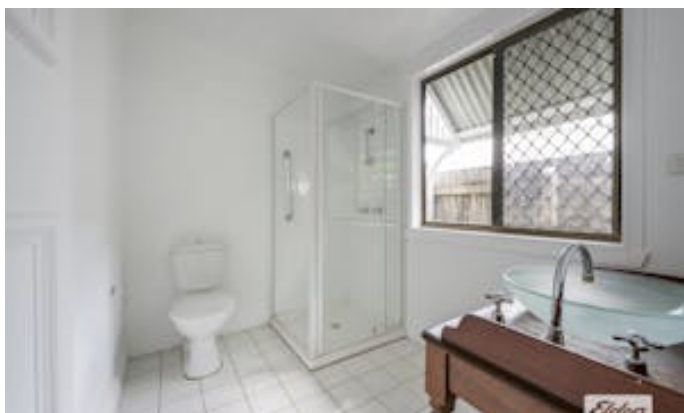
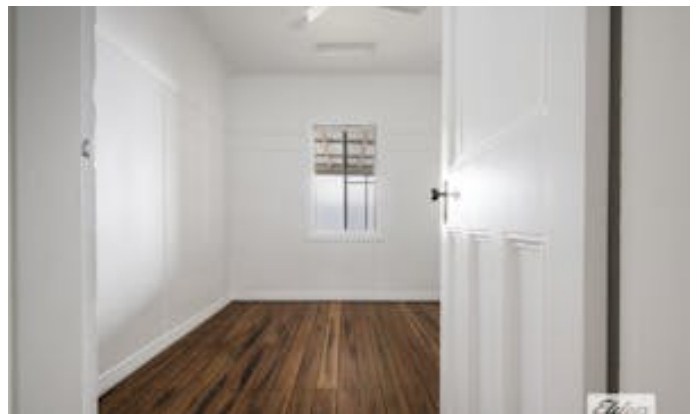
Benny Holder Licence No. 20312246

Candy Boulton Licence No. 20424578

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided

- Land Area 307.00 square metres
- Building Area: 122.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1









14 Coldstream Street
Ulmarra

