

2811 Big River Way, Ulmarra, NSW, 2462



Other For Sale

Saturday, 11 January 2025

2811 Big River Way, Ulmarra, NSW, 2462

Bedrooms: 4

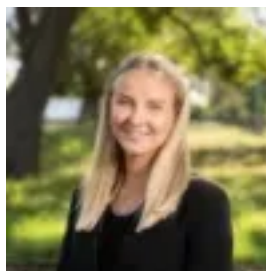
Bathrooms: 3

Parkings: 3

Type: Other



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Discover the extraordinary charm of this magnificent property, perfectly situated along the Clarence River at 2811 Big River Way. Just 5 minutes from the township of Ulmarra, 15 minutes from Grafton, and a short 35-minute drive to the stunning beaches of Yamba, this unique estate spans 4.7 acres of pristine land, offering unparalleled privacy with no neighbours in sight. Whilst the property presents as too good to be true online, an inspection will continue to exceed your expectations. Another property of this class will not be presented for a lifetime. Ensure you declare your interest early and submit your offer.

Enjoy an impressive 270 meters (approx.) of Clarence River frontage, complete with a breathtaking large fig tree and a well-designed brick pathway leading from the home to the river. This enchanting path includes a tranquil water feature and a spacious landing pad for entertaining by the river. With ample space for parking and room for large marquees, this property is the perfect wedding destination or venue for any outdoor gathering.

The home, built in the 1920s and fully renovated within the last 5 years, boasts hardwood floorboards, high ceilings, and abundant natural light. Ducted air conditioning and underfloor heating in the ensuite ensure year-round comfort.

The unique open-plan layout seamlessly connects the living, dining, and kitchen areas, complete with a cosy fireplace. The generous kitchen features a butler's pantry, modern appliances, and dual ovens, making it a chef's dream. The outdoor entertaining area, featuring hardwood floors, a fireplace, air conditioning, and adjustable shutters, can easily transform into an indoor space, allowing for year-round enjoyment. The main house includes three spacious bedrooms, with the master suite featuring an ensuite, walk-in robe, and direct access to a private deck and the sunroom. Bedroom 2 also has access to the sunroom, whilst bedroom three has access to the front verandah, both of these rooms feature built-in robes. A well-appointed main bathroom services the other bedrooms.

The property also includes a self-contained granny flat, which features a fourth bedroom, third bathroom, and an open-plan kitchen, dining, and living area, complete with its own brand-new small deck and stunning river views. A single lock-up garage is attached to the home, alongside a 7.5m x 7.5m barn shed for ample storage, complemented by a 4.5m x 7.5m carport. Equipped with a 10kW solar system and established low-maintenance gardens, this property is as eco-friendly as it is beautiful. Please refer to the floor plan provided for an understanding of the layout.

Notable features include:

- Approximately 4.7 acres
- Approximately 270m of Clarence River frontage
- 4 bedrooms
- 3 bathrooms
- Single garage, barn shed and carport
- 10kw solar system
- Orchard
- Ducted air conditioning
- 2 x fireplaces
- Established gardens

This extraordinary property is a rare find, with a unique layout and exceptional design. Don't miss the opportunity to experience the beauty and tranquillity of 2811 Big River Way, schedule your private viewing or attend an upcoming open home. 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.