

12 Willcath Street, Bulli

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**A Hidden Gem in a Rural Setting
Centrally Located**

For sale \$475,000

An Everyday Escape

There's a lot to love about this private centrally located property. But the true appeal comes from the things you cannot measure... It's the fresh country air and serenity that envelopes you from the privacy of your deck.

It's the sight of endless tranquillity, the large veggie garden and fruit trees. It's knowing that the kids will revel in their new found freedom and daily adventure of exploration.

Then there's the daily sense that you are blessed - the natural light in the home, the three good sized bedrooms, the open plan well appointed kitchen, the three minute drive to Waipapa's amenities, the expansive vine covered deck, the additional sleep out with workshop attached and the cosy fireplace for winter warmth.

Legal Description

Lot 2 DP 202022

Rates

\$1,836.70

Capital Valuation

\$315,000

Land Area

3578m²

House Area

92m²

Chattels

Fixed floor covering, curtains, drapes, stove, children's play equipment, glass house, 22.5L water tank, heated towel rail and shed.

Auction Saturday 22 January 2017, 2.00pm onsite

Viewing Saturday 14 December, 12.00 – 12.15pm
Wednesday 18 December, 7.30 – 8.30pm
Friday 20 December, 6.30 – 7.30pm

Contact Agent Name
0414 949 222
agent@oneagency.com.au

Web ID www.oneagency.com/182141

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