



12 Willcath Street, Bulli

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## A Hidden Gem in a Rural Setting Centrally Located

For sale \$475,000



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### 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

3578m<sup>2</sup>

### House Area

92m<sup>2</sup>

### 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

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