

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** 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, towel rails and shed.

**Auction** Sat 22 Jan 2011, 2.00pm at Double Bay auction centre

**Viewing** Sat 14 Dec, 12.00 – 12.15pm & Wed 18 Dec, 7.30 – 8.30pm

**Contact** Your Name 0414 949 222 / Second Agent 0414 949 223

**Disclaimer:** Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.