



17 Southview Street Bulli, NSW



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## BULLI BEACH PAD ONLY 300M TO WATERFRONT

Situated in a tightly held East Bulli enclave, everything you love about Bulli is yours to enjoy at your doorstep! Neatly presented, this weatherboard cottage provides a rare opportunity to enter the competitive Bulli market and boasts room to add value appealing to investors and first home buyers alike.

### Location

Nestled in a peaceful pocket, this immaculate cottage is surrounded by other high-quality homes in a leafy street. A casual stroll down the road will take you to the sparkling sands and waters of world-class Bulli Beach and Sandon Point offering fabulous swimming and surfing conditions. For those who love a morning run or bike ride, the cycleway is easily accessible allowing you to explore the coastline in the fresh air and sunshine.

A family-friendly suburb, highly regarded schools are nearby including St Joseph's School, Waniora Public School and Bulli High School. Surrounding the home are plentiful parks and sporting fields providing ample room for the kids to kick the footy after school, whilst the local coffee shop "Point Caf?" is a short walk up the street making it even easier for you to grab a morning

**Price:** Contact Agent  
**Council Rates:** \$617.00 p/q  
**Water Rates:** \$172.00 p/q

**Adam McMahon**

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02 4267 5377



**17 SOUTHVIEW ST, BULLI**  
Internal Space 140m<sup>2</sup> (approx)



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