



1 Range Place Bulli, NSW



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## ELEVATED BULLI RETREAT IN A QUIET CUL-DE-SAC

Hidden in one of East Bulli's best kept secret cul-de-sacs, this lovingly cared for family home is situated on an elevated 885m<sup>2</sup> (approx.) leafy garden block with wide escarpment views & ocean glimpses. Ripe with opportunity to add future value by constructing a granny flat and/or subdividing (STCA) this property offers an opportunity that is becoming increasingly rare in Bulli.

**Price:** Contact Agent  
**Council Rates:** \$578.00 p/q  
**Water Rates:** \$212.00 p/q

### Location

Ideally located on the eastern side of the train track, there are leafy parks and playgrounds to be explored and the home is close to Bulli High School, sports clubs and the showgrounds.

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The train station is approximately a 10-minute walk from your doorstep making the commute to work a breeze, and the expressway is easily accessible with the drive to Sydney taking approximately 90-minute

**Adam McMahon**

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# 1 Range Place, Bulli

Internal Space 125m<sup>2</sup>



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