

44 Alanson Ave, Bulli, NSW 2516

Sold - \$405,000

House 4  1  1 



Great Starter

Nestled near the end of a very quiet low traffic street where you may enjoy the lovely sylvan outlook from this single level three to four bedroom brick veneer and tile roof home (circa 1975). Spacious lounge room with gas heating, renovated country style eat-in kitchen and out the back with a separate entrance a rumpus room/teenage retreat or 4th bedroom with en-suite. Also offering a covered barbecue area & concrete in ground pool. Large garage under for the car. Conveniently located with a council reserve over the back fence.

Open for Inspection

By Appointment.

- * Nestled near end of very quiet low traffic street
- * Spacious lounge room with gas heating
- * Renovated country style eat-in kitchen
- * Rumpus/teenage retreat or 4th bedroom with en-suite
- * Covered barbecue area & concrete in ground pool
- * Conveniently located with large garage for car

Age - 35 years (approx)

Land Size - 562.8m²

Dimensions - 15.27/15.24 x 36.78/37.64 m

Council Rates - \$1,584.75pa

Water Rates - \$684.28pa + usage

Potential Rent - \$365pw

Internal Living Area - 138m²

Listed By

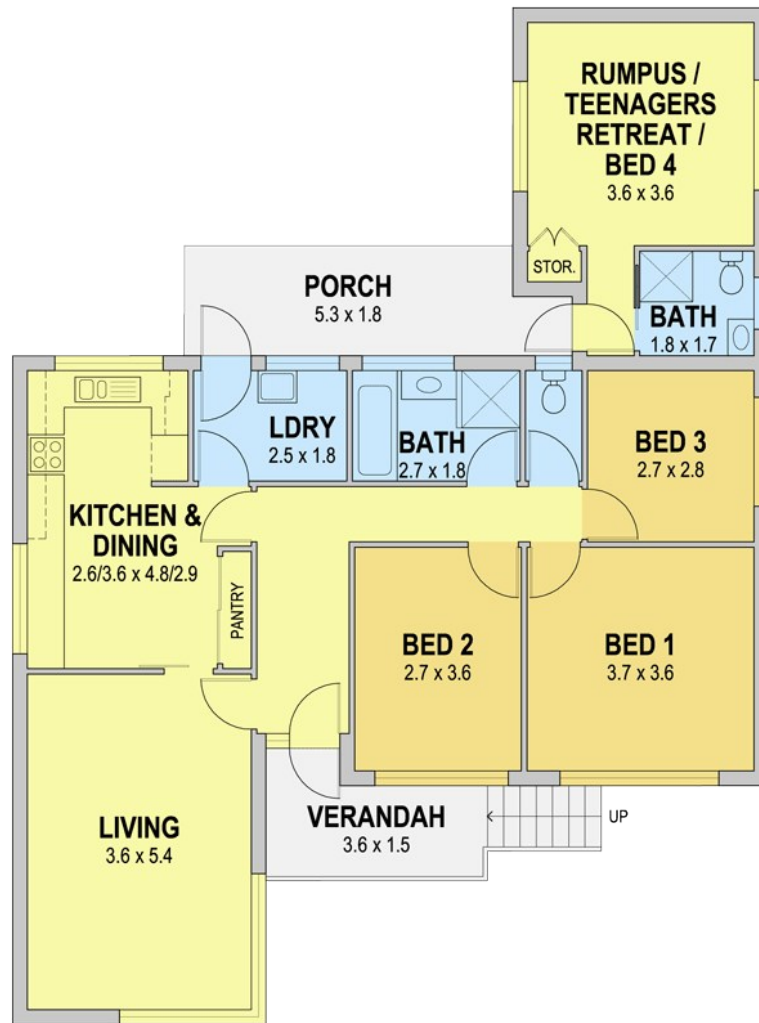
Shari Evans

Phone: (02) 4228 2555

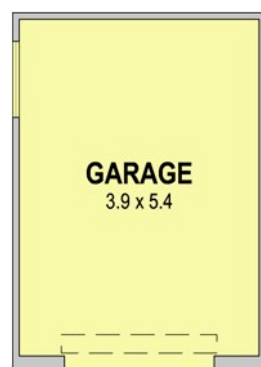
Mobile: 0423 623 696



Floorplan



GROUND LEVEL



LOWER LEVEL

44 Alanson Avenue, Bulli, NSW

Residence Area: 165m² (approx.)

Internal Living Area: 138m² (approx.)



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