



12 Earl Street Wilberforce, NSW

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### Opportunity Knocks

Located on a quiet side street but with main road frontage this property has been established to suit many pursuits. The land lends it self to market gardens or turf with a bore license and a well for water.. Carpenters, Plumbers, Truck mechanics or car restorers will enjoy the huge 12m x 24m shed with high door openings and concrete flooring to enable forklifts and other machinery to move freely. There is also temporary accommodation up in the mezzanine floor offering 3 good sized bedrooms and large living space and a cute light-filled kitchen.

The home itself needs major repairs, with the home being currently unsafe to live in, but it offers a great opportunity for the handy builder to restore it to its former glory and then some.

So if you enjoy the thought of working from home and have always wanted some nice easy to manage acres close to town this could be the one you have been looking for.

Price:

Contact Agent



**Adam Buchert**

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