



225 Princes Highway Bulli, NSW

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### Idyllic escape in the heart of Bulli village

Leafy green, this charismatic home offers the ultimate in relaxed family lifestyles. Built c.1870 and since upgraded to a comfortable contemporary standard, it flaunts generous living areas plus an office, glorious outdoor spaces with tropical vibes, while moments to Bulli local shopping village and cafes within the premium escarpment foothills address.

- Stunning one-storey residence boasting timber floors, high ceilings throughout
- Combined lounge & dining area with air-con and fan plus French doors to kitchen
- 40mm stone benchtops and large prep island, shaker-style cabinetry & dishwasher
- Leafy courtyard retreat, plus sheltered alfresco with hammock and relaxing daybed
- Spacious and stylish new main bath with freestanding tub, handy third toilet plus CCTV
- Approx. 100m to nearest cafes, 300m to station and 800m to Waniora Public School
- Approx. 150m stroll to pub, 500m to Woolworths, 1km to Sandon Point surfing beach

The below rates are provided as a guide:  
Council rates \$505.10p approx.

**Auction:** 12/12/2024 06:00 pm

**Price:** Auction



**Aaron Dean**

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**Paul Piacentin**

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Bulli



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.