

**7 Beattie Avenue, Bulli, NSW, 2516**

molenaar + mcneice

**Sold House**

Tuesday, 12 November 2024

7 Beattie Avenue, Bulli, NSW, 2516

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Matthew Stipcevic  
0242848536

## Treasured Moments

character | potential | location

This original character cottage has been tightly-held for over 50 years and is brimming with potential to renovate or redevelop. Positioned in a highly sought-after location in an elevated block, it offers outstanding scope to stamp your own personality throughout.

what you will love...

- > charming three bedroom cottage with front sunroom on an elevated 677 sqm block
- > high ceilings and picture rails throughout, expansive under house storage
- > tidy main bathroom and internal laundry
- > detached garage sized utility, hobby room or office workspace
- > split system air conditioning in dining area ideal for entire home
- > manicured gardens and luscious lawns perfect for young families
- > located in a very accessible location with external pergola & sunroom
- > impressive carport with room for three, ideal for cars, boats, caravans or trailers
- > quiet street in a sought-after location close to Bulli Primary School
- > boasting pedestrian access to McCauley's Beach via Wilkies Walk
- > council = \$2,325 pa, water = \$688 pa, land size = 677 sqm

Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar and McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.