

39 KALINDA ROAD, BULLABURRA, 2784

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MOUNTAINS COTTAGE WITH LARGE WORKSHOP

SITUATED IN AN ATTRACTIVE
LEAFY STREET, IN A CONVENIENT
LOCATION, CLOSE TO TRANSPORT.



Be delighted by this updated **two bedroom** weatherboard cottage, with potential to **easily add a third bedroom**. The floor plan encompasses a bonus wraparound **sunroom/family room**. There's also a cosy living room, featuring a slow combustion fireplace. The bathroom and kitchen have both had renovations, with the kitchen featuring solid American Oak cabinetry and stone benchtops.

The new north facing, **covered back deck**, expands on the family living space, and provides the perfect escape to enjoy a cuppa in the sun, or for entertaining on summer evenings.



For those looking for a **workshop**, you'll have everything you need; the property includes a huge shed with 40 sqm of work space plus 15 amp power. The work space is separate to the **lock up garage**, so you won't need to encroach on the vehicle room.

The level backyard is perfect for kids and pets to play, and comes fully fenced.

FEATURES INCLUDE:

- Renovated kitchen & bathroom
- New flooring
- New windows
- Front & back decks
- Slow combustion fireplace
- Large workshop—15 amp power
- Garage with new roof, windows & cladding
- Flat backyard
- 40 sqm workshop
- Tank
- 725 sqm block

**2 KALINDA ROAD,
BULLABURRA, 2784**

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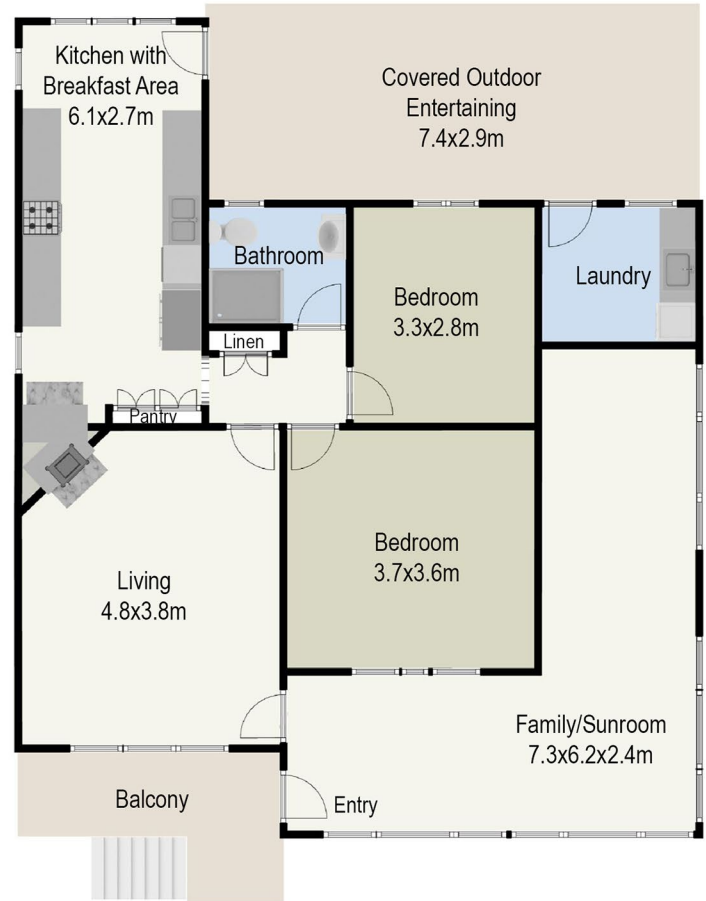
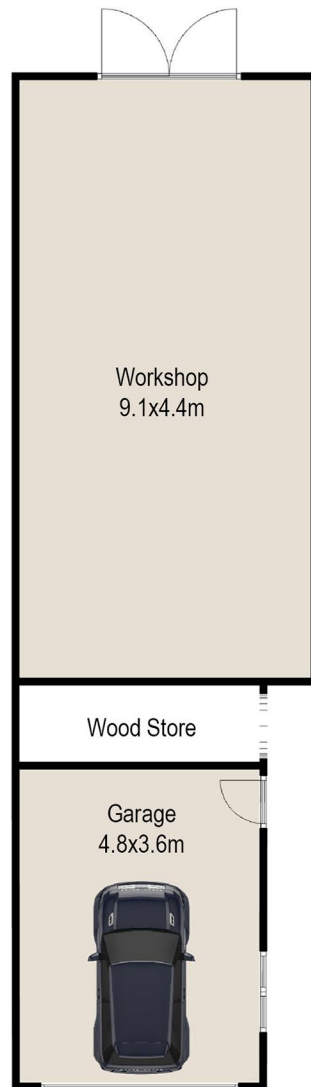




All measurements are approximate.
For illustrative purposes only.



Site Plan (not to scale)



SARAH THOMPSON

✉ sarah@agentblue.com.au

☎ 0451 971 355

🌐 www.agentblue.com.au

✉ PO Box 537, Springwood NSW 2777

