

**35 Hutton Avenue, Bulli, NSW 2516**



**Sold House**

Monday, 22 April 2024

35 Hutton Avenue, Bulli, NSW 2516

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 563 m2**

**Type: House**



Daniel Hastings  
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**\$1,750,000**

Idyllic lifestyle address within a short stroll of local beaches, schools and parklands. This charming property is perfectly suited to those looking to renovate, through to those wanting to rebuild or redevelop (subject to council approvals). Being positioned on the high side of a low traffic cul-de-sac address adds to an already appealing opportunity. This wonderful property also features:

- 1960s brick & tile residence
- Well-proportioned 3-bedroom floor plan on upper level
- Ocean glimpses from front balcony
- Approximate 4 minute direct stroll to the beach
- Double garage plus expansive work/storage space, all on lower level
- Land area: 569 m<sup>2</sup>; Dimensions: 15.49 m x 36.27/36.37 m (approximates)
- Highly regarded government and non-government schools within 6-minute stroll
- Bulli food & retail precinct and train station a 6-minute walk (approximate)
- Sporting/community activities close by include Sandon Point Surf Club, Bulli Surf Club and Bulli Junior Football Club.