

**6 Dumbrell Road, Bulli, NSW 2516**

molenaar + mcneice

**House For Sale**

Thursday, 1 February 2024

6 Dumbrell Road, Bulli, NSW 2516

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 656 m2**

**Type: House**



Matthew Stipcevic  
0449058561



Adam Blackmore  
0404250097

## Contact Agent

family | character | charm This circa 1910 character cottage perfectly combines period features with modern enhancements. The home has a warm and inviting feel the instant you arrive, with a sunlit northern aspect that brightens the property throughout. Boasting high ceilings, and contemporary comforts with plenty of living space for the growing family. The location is only a short distance to Bulli Village with its cafes, shops and amenities for all to enjoy. what you will love...> circa 1910 revamped character cottage with a picket fence and paved path entry> expansive four bedroom family home, multiple living areas, fifth bedroom/separate study> impressively renovated kitchen with ample bench space> private master bedroom with modern ensuite, ceiling fans in bedrooms> newly renovated main bathroom with separate bathtub and shower> charming wood fireplace for winter nights, three split system air conditioning units> covered entertaining deck with indoor/outdoor enjoyment, sit and watch kids play in yard> side access with generous off street parking, connected to 10kW solar panels> separate detached studio for private work space, sandpit and children's playground> easy access to Bulli Beach via footbridge on Farrell Road> walking distance to Bulli Village and all amenities> council = \$2,449 pa, water = \$688 pa, land size = 656 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.