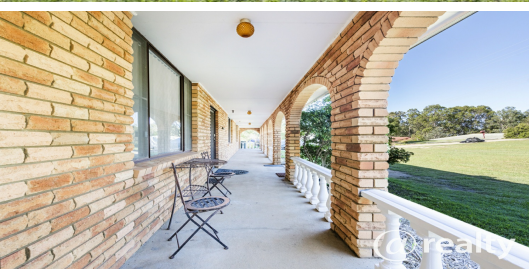


FOR SALE

24 MULLIGAN DRIVE, WATERVIEW HEIGHTS, NSW, 2460

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TRUST THE VALUE OF YOUR VISION!

PRICE: \$465,000

As the market continues to take an upward rise, many would-be sellers have decided to stay-put. Whether you are looking North or further South, it is becoming harder to justify handing over pockets of paradise in our beautiful Clarence Valley. This is the very reason buying opportunities are lower than they have been, in an exceptionally long time.

OPEN FOR INSPECTION:
N/A

I feel very privileged to be offering another rare Waterview Heights buying opportunity. Whilst most homeowners here settle for an average of 20 years, this home is being offered for the first time in approximately 4 decades.

KEY BENEFITS:

- * A large 2.56 acre (approx.) allotment that gently slopes at the rear leading down to a lotus lilly lined dam/natural watercourse.
- * A dependable lowset brick and tile design on a level building envelope with 8.6ft ceilings, massive rooms and an interchangeable floor plan.
- * A double lock-up garage, tandem carport, full length internal garage, a timber double carport at the rear and 3-phase power.
- * Three large bedrooms surround the master bathroom at one end of the home with a huge rumpus room with ensuite bathroom towards the other end. The rumpus room is large enough to split into 2 rooms if desired. In the marketing I am going to call the rumpus room a 4th bedroom as it has acted as an independent guest retreat in the past. The laundry doubles as a 3rd bathroom!
- * A massive living room that spills around to a dining space large enough for the grandest of gatherings. The original phone-room is still in place and could be walled off to become a study if


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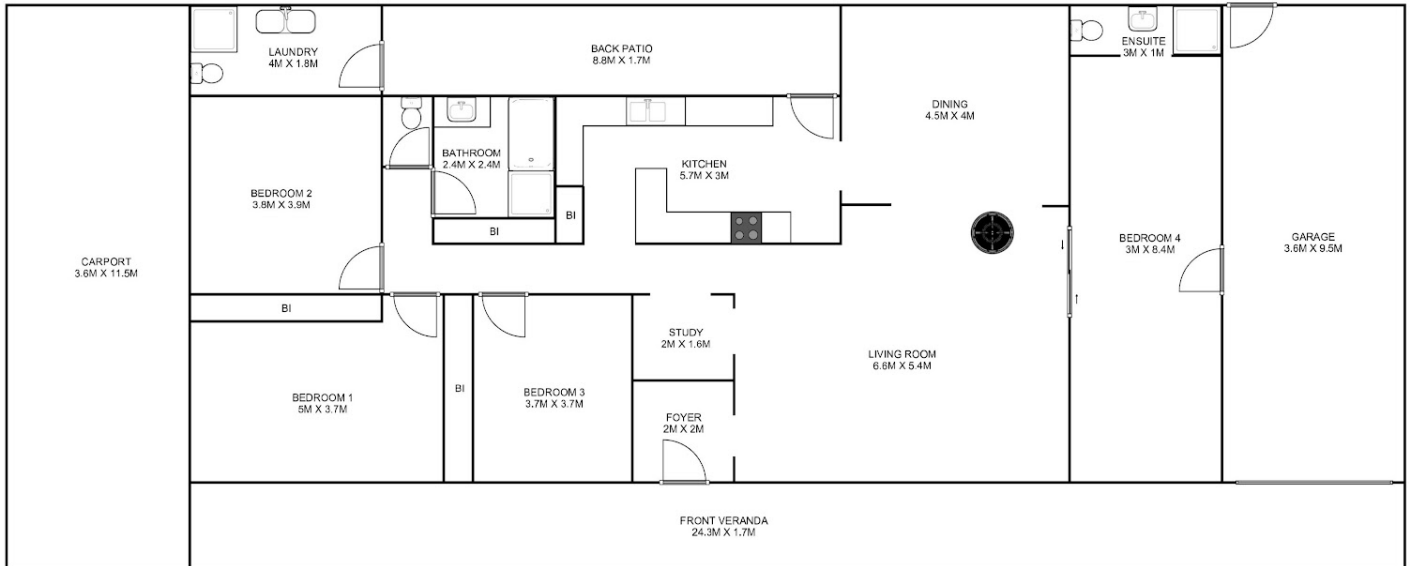
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24 Mulligan Drive Waterview Heights



INCLUDES
DOUBLE SHED 6M X 7M

ALL MEASUREMENTS ARE APPROXIMATE



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