



## 25 Kalinda Road Bullaburra NSW

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**LOCATION** - Proudly set on the high side of a quiet road, 500m stroll to Bullaburra Station, 200m to local park and a short drive to vibrant Lawson village.

**STYLE** - Single level clad cottage of clad construction with detached studio.

**LAYOUT** - Light filled living room combined with dining space, separate sitting room or study area, two bedrooms overlooking the rear yard, partially updated bathroom with separate toilet and internal laundry.

**FEATURES** - Updated kitchen with dishwasher and serving bench, gas fireplace, reverse cycle A/C, linen closet and broom cupboard, mountain outlook to the front and flat yard at the rear. The separate studio features an attached office, a kitchenette and modern bathroom and is currently configured as a 3rd bedroom or teenagers retreat.

**Price** : \$ 750,000  
**Land Size** : 765.2 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/blue-mountains-surrounds/bullaburra/residential/house/7161496>



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<https://www.chapmanrealestate.com.au>

Internal Area : 122 sqm approx.  
 External Area : 4 sqm approx.  
 Total Area : 126 sqm approx.



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Chapman

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