



## 19 Bulimba Road Nedlands WA

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### YOUR PROPERTY

Superbly positioned within the revered College Park Precinct, this renovate or demolish, quaint 1950's home is situated on a large 923m<sup>2</sup> lot in a lovely, leafy location. The home has high ornate ceilings, jarrah floor boards and an easy layout to work with. There are three generous sized bedrooms, a substantial living area, kitchen bathroom, laundry, separate toilet and vestibule or sun room. Ancillaries include a front porch, rear timber pergola/alfresco and an attached workshop. This regular shaped site also has a wonderful leafy feel and a sprawling rear yard that is perfect for kids to play in, full of gorgeous greenery which includes some majestic Avocado trees.

### YOUR LOCATION

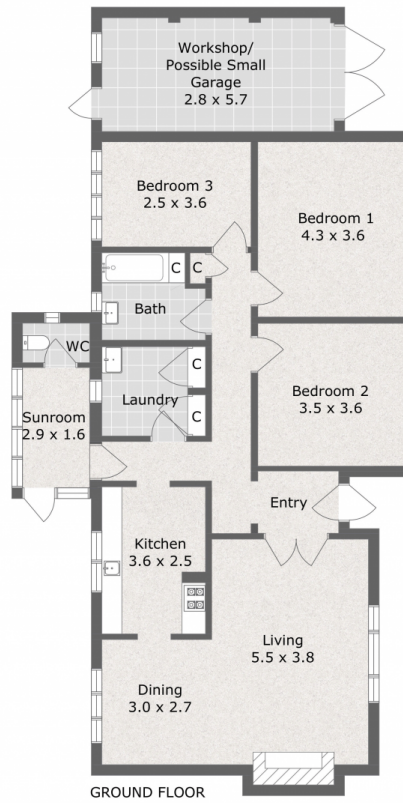
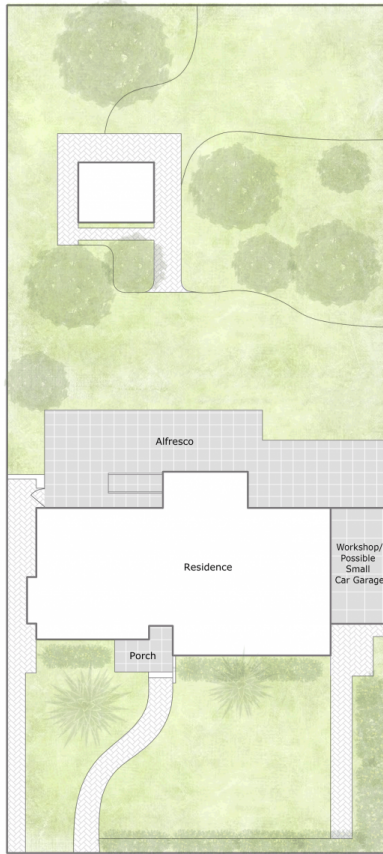
[For full version visit the website](https://www.abelproperty.com.au/8005745)

**Type** : House  
**Building Size** : 129 sqm  
**Land Size** : 923 sqm  
**View** : <https://www.abelproperty.com.au/8005745>



**Cam McGregor**  
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#### Approximate Areas:

Ground Floor	129 m <sup>2</sup>
Alfresco	66 m <sup>2</sup>
Workshop/ Possible Small Car Garage	16 m <sup>2</sup>
Porch	6 m <sup>2</sup>
<b>Total</b>	<b>217 m<sup>2</sup></b>



### 19 Bulimba Road, Nedlands, WA 6009

(m) 1 2 3

 VIS CREATIVE GROUP

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