



### 135 Bruce Crescent WALLARAH NSW

8  4  10 

Have a look at this great property. Encompassing 5 acres with 2 homes on fully arable land in a scenic bush land setting the improvements are brilliant. An impressive 4 bedroom home with ensuite, multiple lifestyle areas, entertaining terrace, slow combustion fireplace, air conditioning and a lovely outlook over the front paddocks and dam. The second home is very neat with 4 bedrooms, verandahs both sides and ensuite plus main bathroom. Both homes have garaging, water tanks and are in great condition. The property includes multiple pony paddocks, dams, stables, good fencing and good pasture. Big machinery shed and ample storage facilities. Endless options as it is adjacent to the Warnervale Town Centre development. With a great rental return of \$1000+ per week and located with in a short drive to shops, schools, beaches and freeway. Bring Mum and Dad or the whole family, live in one and rent the other one. Wont last long!

**Price** : \$ 875,000  
**Land Size** : 20234.3 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/wallarah/residential/acreagesemirural/5623153>

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