



PERCIVAL  
PROPERTY  
Martin Newell  
Sales & Marketing Partner



51 North Branch Road Upsalls Creek, NSW

6

3

12

## Exceptional Rural Property With Substantial Improvements

This property is set to impress with its tree-lined driveway, lush gardens, rural views and substantial improvements.

Improvements include.

Granny flat ? Under the same roof line of the main residence. Large lounge and dining area, kitchen, new bathroom. Includes a slow combustion fireplace and ducted air-conditioning. Large fully screen entertainment area .

Shed / Cottage ? Located at the eastern end of the property. Built by the original owners, previously this area was a home-based nursery business. The shed has been fitted out and ...

**Price:** \$1270000

**Council Rates:** \$1,950.00/year (approx)

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PROPERTY

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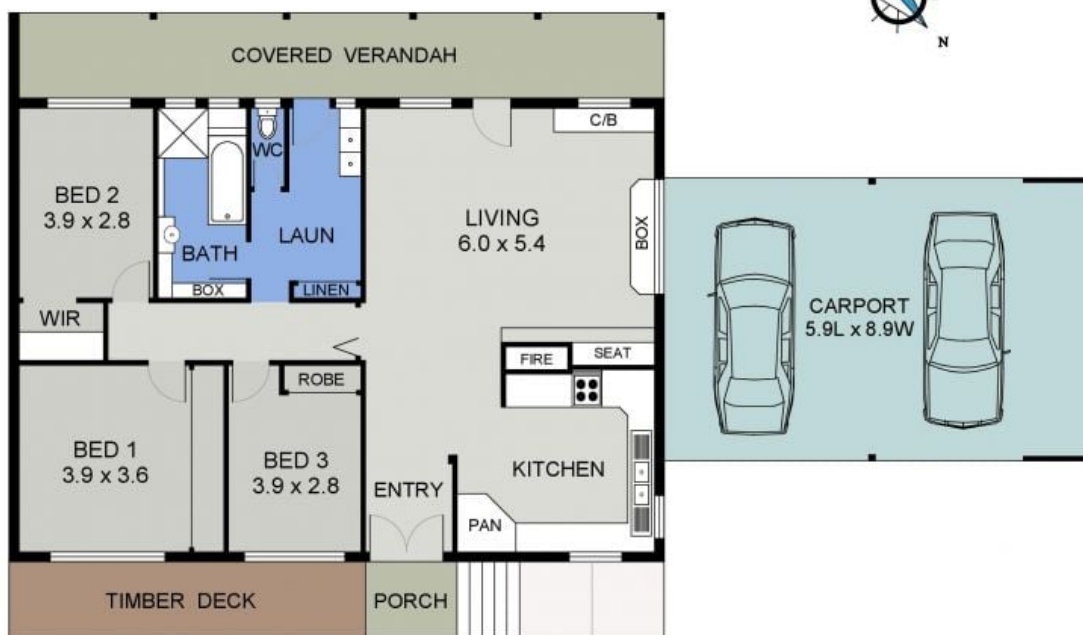
0429 883 488

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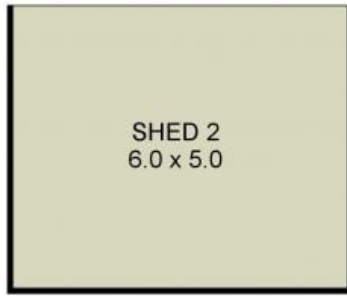
FLAT FLOOR PLAN  
(102 sq m Approx)



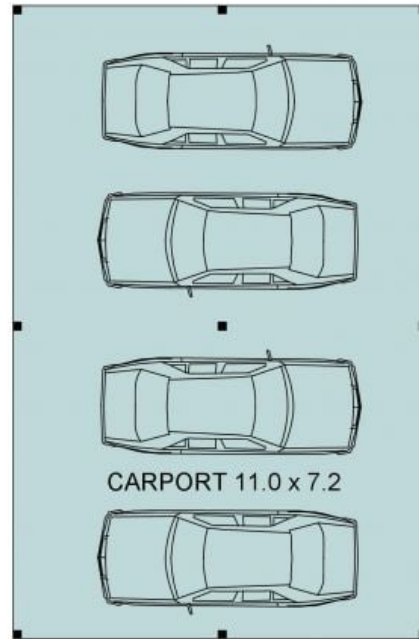
HOUSE FLOOR PLAN  
(131 sq m Approx)  
Scale - 1:120

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UPSALLS CREEK

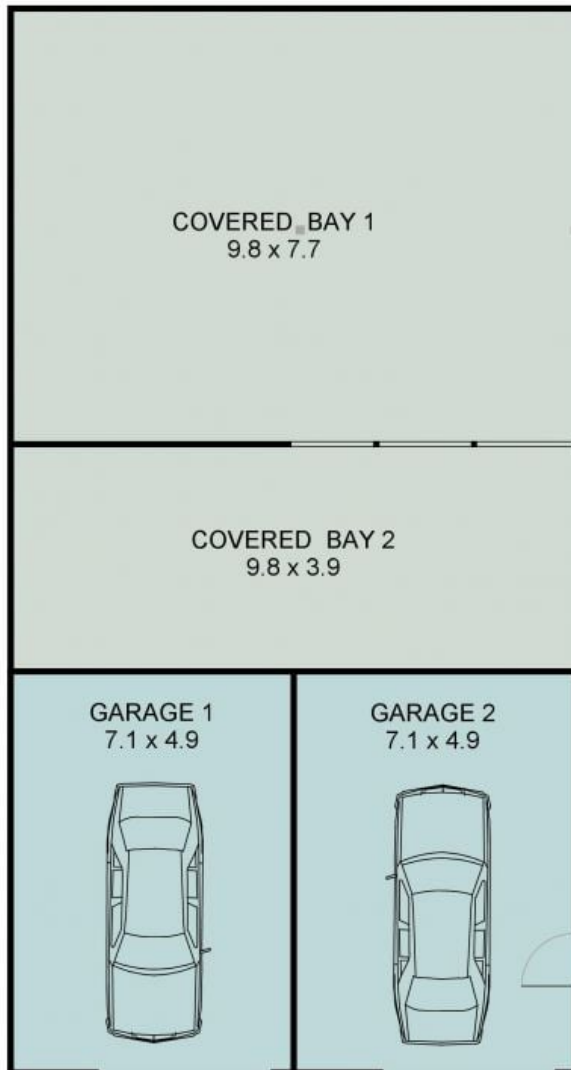




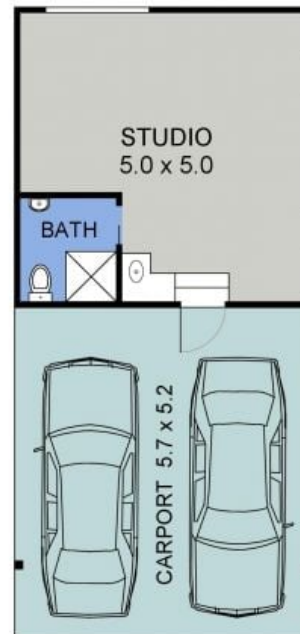
SHED 2



CARPORT



GARAGE 1, 2 & COVERED BAYS



STUDIO WITH CARPORT

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