



PERCIVAL  
PROPERTY  
Martin Newell  
Sales & Lifestyle Specialist

TO ATTEND AN OPEN HOUSE/PRIVATE INSPECTION AT THIS PROPERTY YOU WILL BE REQUIRED TO:

- 1 Provide photo identification

- SANITISE**  
Sanitise hands before entering
- QUESTIONNAIRE**  
Complete the Covid questionnaire
- MASKS**  
Masks optional, but recommended
- COLD & FLU SYMPTOMS**  
Do not attend, instead, request a virtual inspection
- SOCIAL DISTANCING**  
Maintain 1.5m distance between yourself & others



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)



**Martin Newell**

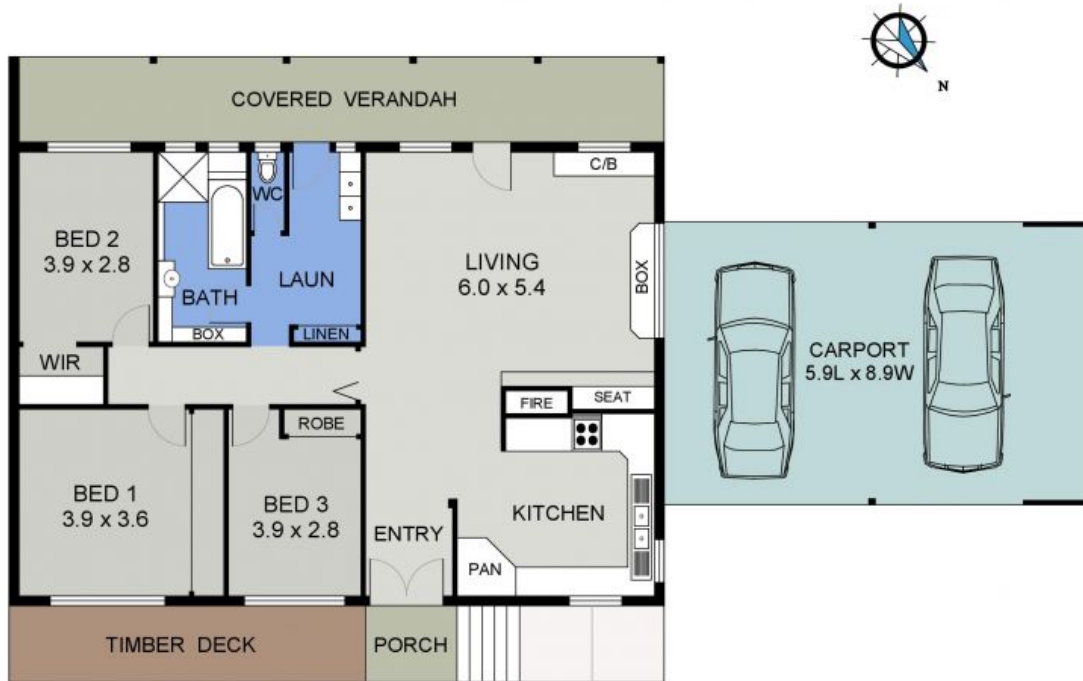
0429 883 488

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FLAT FLOOR PLAN  
(102 sq m Approx)

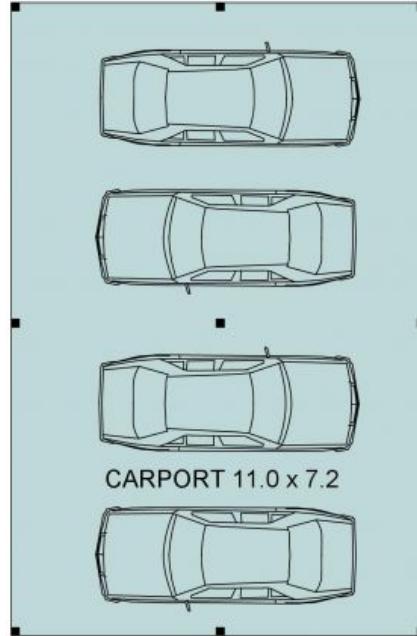


HOUSE FLOOR PLAN  
(131 sq m Approx)  
Scale - 1:120

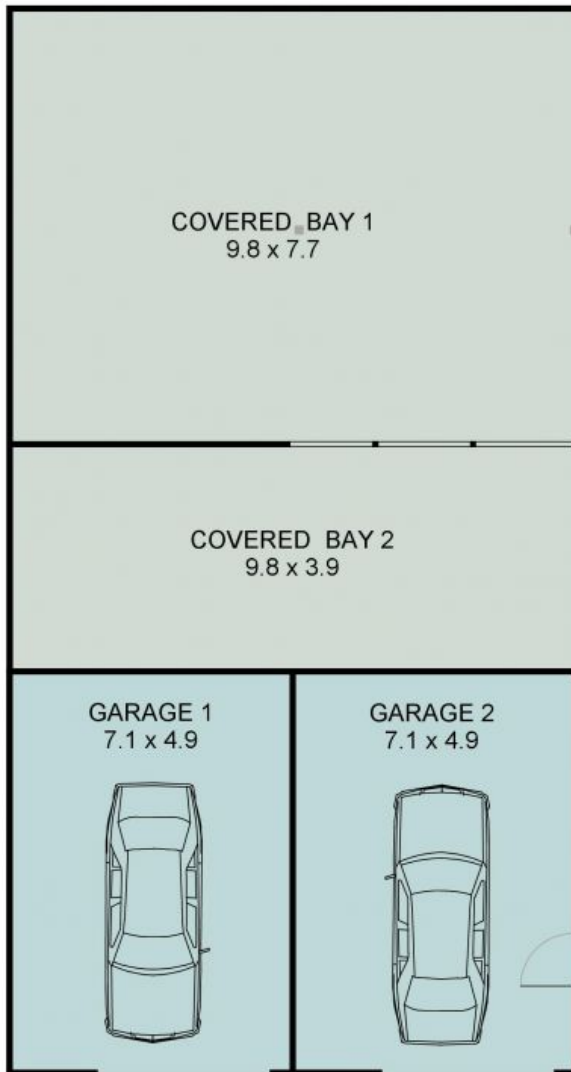
51 NORTH BRANCH RD  
UPSALLS CREEK



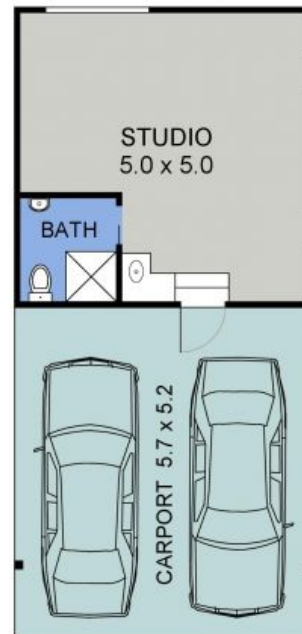
SHED 2



CARPORT



GARAGE 1, 2 & COVERED BAYS



STUDIO WITH CARPORT

51 NORTH BRANCH RD  
UPSALLS CREEK