



31 Gardenview Court Bella Vista, NSW

4 1 4 2

### SOLD by Jane Booty & Viv Mylott - Contact us for details

Recently and meticulously completed contemporary home, is a statement in harmony and style. The focus is on an effortless family lifestyle and beautiful yet practical finish. With park-lands planned opposite, is ideally situated for convenience.

- Seamless sun-drenched living zones on both levels
- Breathtaking kitchen with butler's pantry and quality finishes
- Queen sized bedrooms and additional guest accommodation or office
- Alfresco entertaining framed by stacker doors
- Impressive inclusions with your comfort in mind
- Engineered timber floors, wool carpets, feature fireplace
- Landscaped and irrigated gardens
- Plenty of room and easy access for a swimming pool

**Price:** \$2,030,000  
**Council Rates:** \$463.00 p/q  
**Water Rates:** \$317.00 p/q



**Jane Booty**

0412 207 452



**Viviane Mylott**

0438 983 615



GROUND FLOOR



FIRST FLOOR



SITE PLAN

TOTAL FLOOR AREA : 410.63 SQM



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. Produced by DIAKRIT



GROUND FLOOR



FIRST FLOOR



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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