



4 Wyla Street Bellbird, NSW 4 2 2

Why build when you can have it all now!

Designed to embrace a stylish low maintenance lifestyle, this is an ideal opportunity to purchase a 1 year old home in the new Carmichael Estate, Bellbird. Its fluid single-level layout, choice of family and social areas, secure yard with dual-street frontage, smart array of high-quality fixtures and fittings are bound to catch your eye. For investors, take advantage of depreciation benefits while being located in a new exclusive housing estate.

- Open plan living/dining zone hosts combustion fire & split-system air-conditioning
- Showpiece kitchen with mirrored splash back, WIP, stone benchtops, quality appliances
- All bedrooms with ceiling fans and robes, the master separated for privacy
- Master room offers walk-in robe and stylish ensuite with shower and toilet
- Dedicated media/study plus a multi-purpose room/fourth bedroom with robe
- Modern family bathroom features stone benches, luxe tub, shower, separate toilet
- Covered alfresco area spills out to the secure and fully-retained backyard
- 500m to Bellbird Public School and just 750m to Bellbird Bowling Club

Price: \$515,000
Council Rates: \$427.76 p/q



Matthew Clarkson
 0456 791 524



SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bashes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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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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