



3 Bellbird Street Pelaw Main, NSW

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### Freshly presented with elevated views

Bright and airy with elevated views and leafy backyard, this home is a real crowd-pleaser. Bound to appeal to new buyers, young families and investors, its traditional layout sits above plentiful parking with two of the three bedrooms and the living area opening out to a full-length balcony. On a large corner block with two street frontages, it's steps from Pelaw Main public school.

**Price:** \$470,400

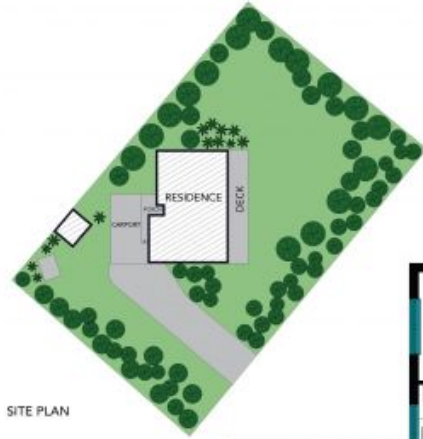
**Council Rates:** \$448.00 p/q

**Water Rates:** \$1,077.00/year (approx)

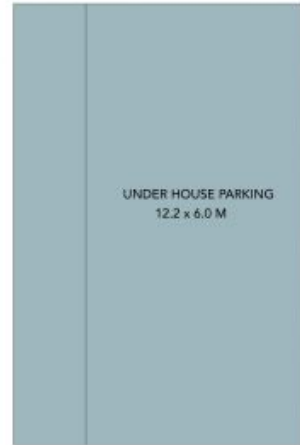


**Debra Ford**

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SITE PLAN



(NOT IN POSITION)

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. 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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