

STONE



227 Mathieson Street Bellbird, NSW



## A perfect start or investment home

Set on the high side of the road with views toward the rolling hills of Mount View, this instantly comfortable home makes a great lifestyle base close to shops, clubs and schools. Revealing three bedrooms, an inviting living space and a tidy kitchen and bathroom, it's a perfect first home or investment opportunity with scope to add-value at a later date.

- Single-level layout with a tandem carport, garden shed and fenced yard
- Cosy combustion fire and split-system air-con to the living room
- Tidy electric-equipped kitchen with an adjoining meals area
- All bedrooms include cooling ceiling fans and air-conditioning
- Well-kept bathroom with separate shower and bath, internal laundry
- Generous backyard with level lawns and established gardens
- Walk to Bellbird Workers Club, Bowling Club and Bellbird Hotel
- 3.5km to Cessnock's shopping centres, cafes and restaurants

**Price:** \$442,000  
**Council Rates:** \$421.00 p/q



**Michael Hurley**

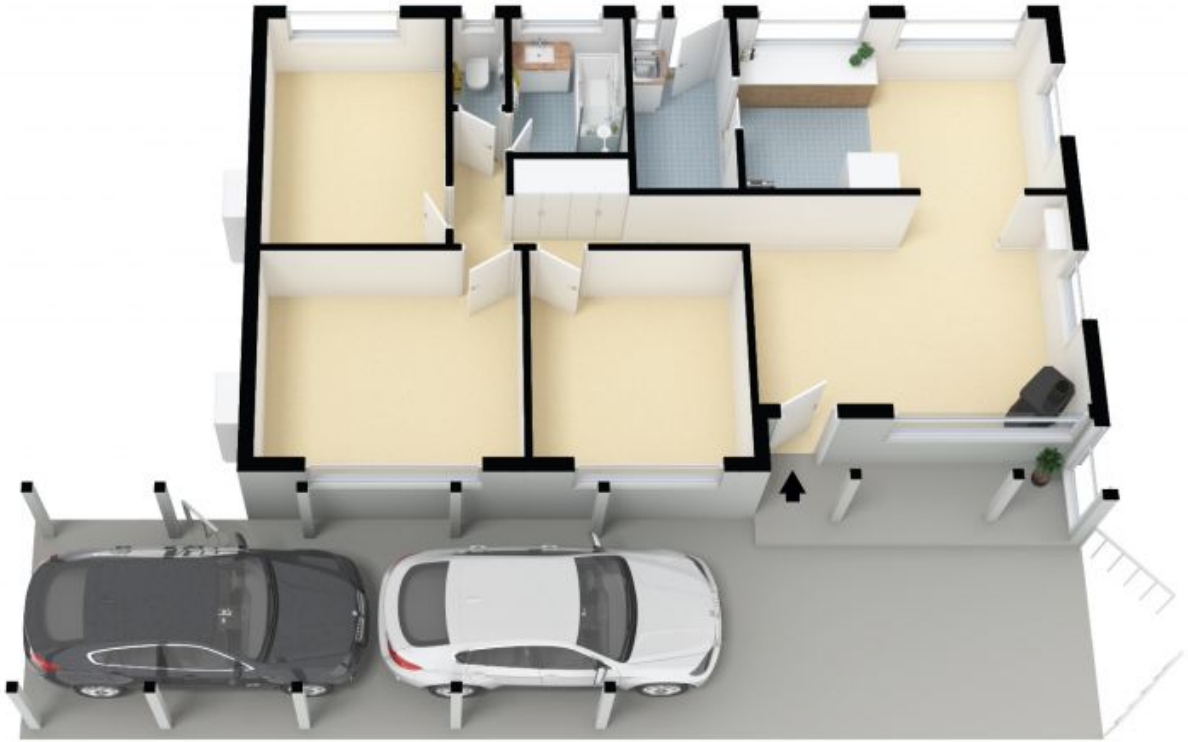
0491 012 003



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.

227 Mathieson Street, Bellbird





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.

227 Mathieson Street, Bellbird

