



4 Wyla Street Bellbird, NSW



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## 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

**Price:** \$515,000

**Council Rates:** \$427.76 p/q

**Matthew Clarkson**

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Batches and items 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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