

# FOR SALE

## LOCATION!!! PERFECT FIRST HOME OR INVESTMENT!!

Perfectly located in the heart of Bellmere is this lovely 3 bedroom home with council parkland only metres away for the whole family to enjoy. This property is located within 3 minutes Bellmere State School, childcare and bus transport as well as seconds to the local corner stores consisting of Bakery, Cafe, Butcher IGA and soon to be developed Woolworth!!

This lovely home consists of 3 good size bedrooms, all with built ins and a spacious master with ensuite and walk in robe. The open plan dining and kitchen allow for an open plan feel with modern appliances, ample bench space and storage. The property also boasts covered patio area ideal for entertaining family and friends and a fully fenced pet friendly yard for your best mate.

Other features include:

- Separate laundry
- Ceiling fans and air-conditioning throughout
- Water tank plumbed to the toilets and laundry
- Security screens throughout
- Remote control garage
- Within seconds to transport and shops
- short walk to local parks
- 3 minutes to local school and daycare!

This home will not disappoint so call today for an inspection.

Currently rented at \$320 per week with ideal tenants in place or move in straight away and call this place home!

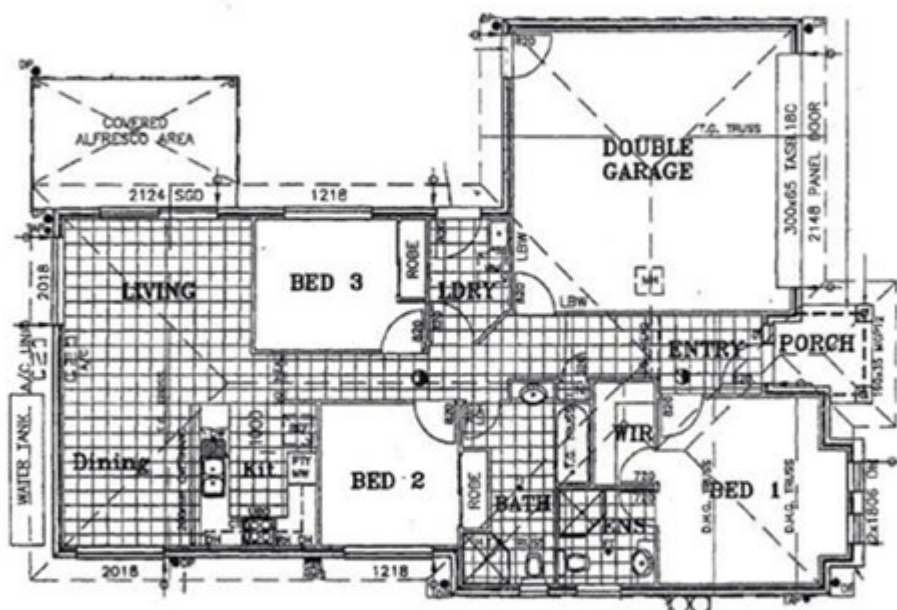
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$319,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Mark Poole**  
**0417731453**  
markpoolecommercial@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.