58 BELLBIRD AVE **TAYLORS LAKES**

Wayne Hutchinson
REAL ESTATE

FOR SALE

PREMIER LOCATION AND LIFESTYLE

This stylish family home delivers the essential spacious comforts with multiple split - level seamless living areas. The warm welcoming entrance with an abundance of natural light leads you to a formal lounge, with an open plan living, meals area serviced by a well equipped kitchen consisting of granite bench tops and ample cupboard space for an everyday chef.

The versatile floor plan offers an additional 4th bedroom/ study on the ground floor and 3 large bedrooms with built in robes and master bedroom with walk in robes upstairs. All accommodated with a pristine central and ensuite bathroom plus a retreat area with balcony views.

The property offers ultimate indoor and outdoor living , a relaxing undercover alfresco area for hosting BBQ's / parties with family and friends.

This architecturally designed home has enormous street appeal with timeless contemporary elegance. Ultimate convenience with Watergardens Town Centre at your doorstep. Enjoy fine dining, cafes, shops, bars, entertainment, public transport and easy access to freeway and major road arterials situated in the heart of Taylors Lakes.

Extra comfort features include high ceilings, split system heating and cooling, double remote garage with an internal entry and rear roller door access, rain water tank, instant hot water and much more.

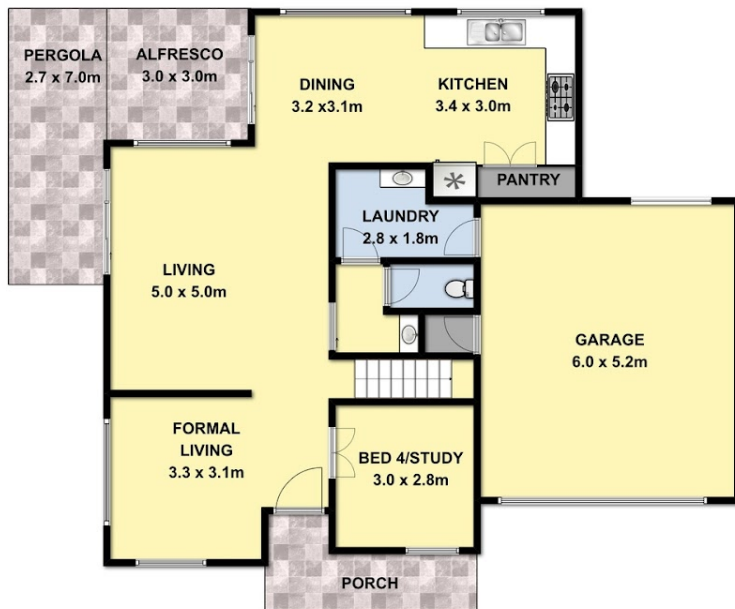Don't miss out on this brilliant opportunity to secure this full featured home.

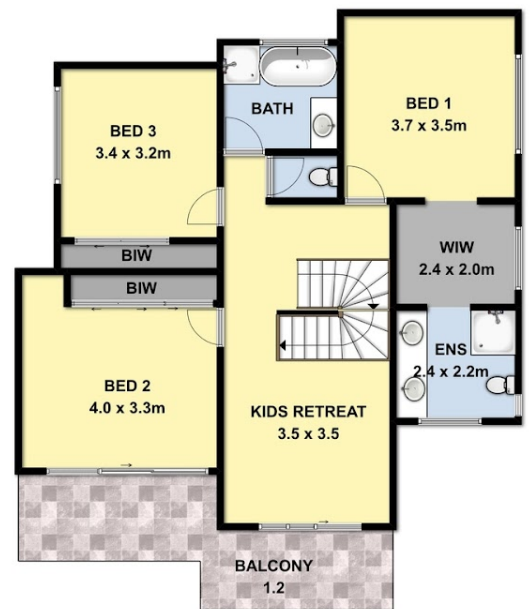## 4 BED | 2 BATH | 2 CAR

PRICE:
$620,000 - $680,000

OPEN FOR INSPECTION:
N/A

Wayne Hutchinson
0424370940
wayne@waynehutchinson.com.au
waynehutchinson.com.au

PERGOLA
2.7 x 7.0m

ALFRESCO
3.0 x 3.0m

DINING
3.2 x 3.1m

KITCHEN
3.4 x 3.0m

PANTRY

LAUNDRY
2.8 x 1.8m

LIVING
5.0 x 5.0m

GARAGE
6.0 x 5.2m

FORMAL
LIVING
3.3 x 3.1m

BED 4/STUDY
3.0 x 2.8m

PORCH

GROUND FLOOR

BED 3
3.4 x 3.2m

BATH

BED 1
3.7 x 3.5m

BIW

BIW

WIW
2.4 x 2.0m

BED 2
4.0 x 3.3m

KIDS RETREAT
3.5 x 3.5

ENS
2.4 x 2.2m

BALCONY
1.2

FIRST FLOOR

This plan is a sketch for illustration only
All measurements are internal & approximate
Produced by open2view.com

Wayne Hutchinson
0424370940
wayne@waynehutchinson.com.au
waynehutchinson.com.au

@realty