



# FOR SALE

## FAMILY LIVING MEETS FUTURE POTENTIAL

Welcome to this exceptional property that ticks all the boxes for family living or future development. Located in a prime spot, 138 Bellevue Road offers comfort, convenience, and a range of unique features that set it apart.

### Property Highlights:

**Breathtaking Views:** Enjoy stunning scenery from the deck – perfect for relaxing or entertaining.

**Spacious Layout:** Three double-sized bedrooms, each with wardrobes, providing plenty of room for the whole family.

**Modern Kitchen:** Sleek and functional, opening into a generously sized lounge with timber ceilings for added charm.

**Warmth and Comfort:** Featuring a wetback fireplace in the kitchen and an enclosed woodburner in the lounge to keep cozy during cooler months.

**Downstairs Retreat:** A converted double garage now serves as a bedroom and hangout space – ideal for teenagers, hobbies, or a man cave. Easily restored to a garage if preferred.

**Outdoor Oasis:** A large backyard with banana and feijoa trees, offering space to grow or potential for subdivision (subject to council approval).

**Prime Location:** Close to Otumoetai College, Intermediate, and Primary schools, with the New World Shopping Centre in walking distance and bus stop right at your doorstep.

This home blends character, comfort, and opportunity. Whether you're looking to settle in, entertain, or explore its development potential, 138 Bellevue Road is ready for its next chapter.

Call today to arrange a viewing and make this property yours!

3 BED | 1 BATH | 2 CAR

### PRICE:

Asking price \$930,000

### OPEN FOR INSPECTION:

N/A



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