



# FOR SALE

## SPACIOUS FAMILY HOME CLOSE TO AMENITIES!!

This beautifully presented family home offers generous proportions, quality finishes, and a seamless layout — all positioned in one of Bardia's most sought-after neighbourhoods. Designed for effortless family living and entertaining, this home balances comfort, style, and practicality.

4 Bed || 2.5 Bath || 1 Garage + Car Space

### Property Highlights:

- Welcoming front foyer creating a stylish first impression
- Four spacious bedrooms two with wardrobes
- Master with walk-in robe and ensuite
- Contemporary kitchen, stainless steel appliances with gas cooktop
- Breakfast bar, and ample storage
- Modern bathrooms, separate toilet, powder room downstairs
- Internal laundry
- Lock-up garage with internal access and additional car space
- Zoned ducted air conditioning for year-round comfort
- Private, secure backyard ideal for families and entertaining

### Community Amenities:


Resident-only access to a 25m swimming pool, BBQ area, and children's playground

Rental return potential: Approx. \$720 - \$760 per week

Council Rates: \$466.50 per quarter Community Levy: \$318.84 per quarter

Location Highlights: Location via Google Maps (approx.)

- 5 min drive to Edmondson Park Station and Ed Square Shopping Centre (Approx. 1900m)

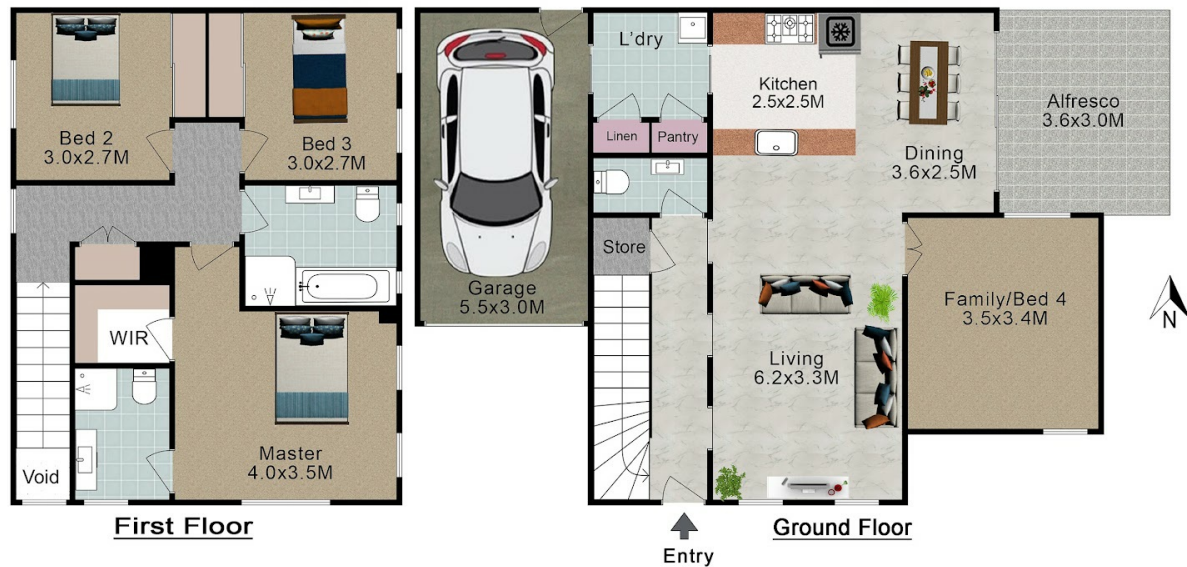
4  | 2  | 2 

PRICE:  
\$920,000



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## **160 WEBBER CCT, BARDIA NSW 2565**

Disclaimer: Floor plans are for illustrative purposes and are intended to give a general indication of the layout only. All dimensions are approximate and are not intended to form part of any contract or warranty. Floor plan prepared by Fine Estates Photographs, 0431 567 185.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.