

# FOR SALE

## DUAL-KEY SMSF INVESTMENT | 3+2 BEDROOM TURNKEY

Bellbird offers strong rental demand, affordable entry, and steady growth — a prime Hunter Valley location attracting families and professionals for long-term returns.

### Overview

- Turnkey fixed price package
- Registered land: 450 m<sup>2</sup>
- Total build size: 222.91 m<sup>2</sup>
- Dual key configuration (3 + 2) two separate living spaces under one title, ideal for dual income rental strategies
- Construction can commence immediately on purchase.
- SMSF friendly purchase structure

### Investment highlights

- Dual key design two independent tenancies to diversify income and reduce vacancy risk.
- Fixed turnkey price straight forward budgeting for SMSF trustees and lenders
- Large internal area with efficient use of land strong tenant appeal and rental yield potential

### Inclusions & appliances

- DeLonghi 600mm under bench oven.
- DeLonghi 600mm gas cooktop.
- DeLonghi 600mm slide out range hood.
- DeLonghi 600mm freestanding dishwasher.
- RHEEM 26L instantaneous gas hot water system

### Comfort & climate

- 2 x split system reverse cycle air conditioners (zoned comfort across living areas)
- Roller blinds to all windows & sliding doors (excl. wet areas)
- Fibreglass fly screens to all openable windows & sliding doors.

### Bathrooms & vanities

- Semi frameless clear glass shower screens with pivot doors
- 20mm stone benchtops to vanities

5 BED | 3 BATH | 0 CAR

### PRICE:

\$1,088,964

### OPEN FOR INSPECTION:

N/A

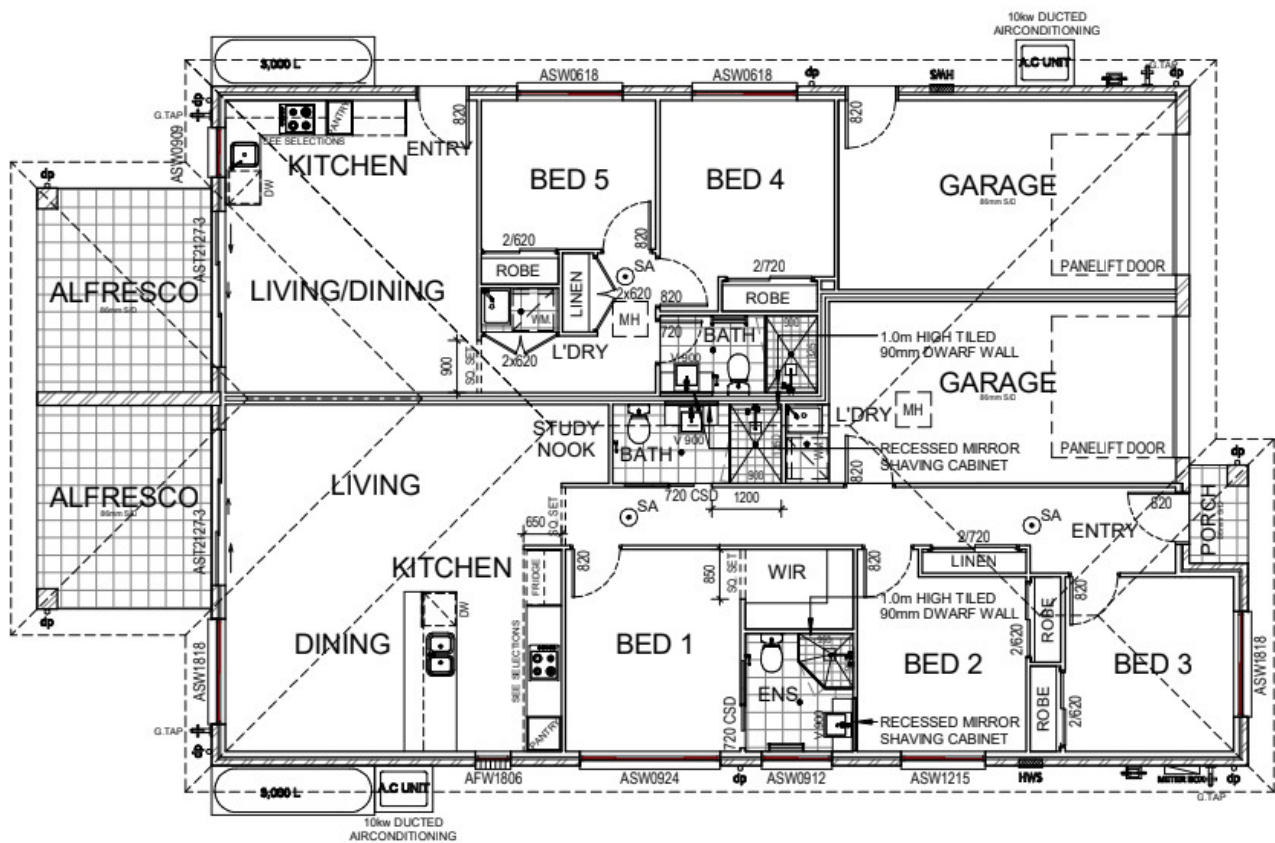


**Vicky Lozano**

**0402051180**

vicky@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.