



FOR SALE

ENDURING FAMILY LIVING IN A PARKSIDE SETTING

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Positioned in an established Bellevue location and bordering Mitchell Park, this well-established family home presents an increasingly rare opportunity — offering a practical, well-proportioned layout and clear scope for new owners to refresh and reimagine over time.

Held by the same owner for close to 50 years, the longevity of ownership speaks to the strength of both the location and the floor plan. Designed with family living in mind, the home offers three bedrooms, two distinct living areas, and a layout that clearly separates shared living zones from bedroom spaces.

The large separate main living room provides generous space for everyday living or entertaining, while the open-plan kitchen, dining and family room forms the functional hub of the home. While original in presentation, these spaces offer excellent proportions and a practical foundation for future updates.

To the rear, one of the property's most notable features comes into play. The backyard borders Mitchell Park, with direct access through the rear boundary — a rare and valuable position that places expansive green space immediately beyond the property. With The Atrium Café approximately within walking distance, along with local amenities close at hand, the location continues to prove its

PRICE: Asking price \$695,000

OPEN FOR INSPECTION: N/A

