1&2/8 CROSSING STREET, BELLBIRD, NSW, 2325









FOR SALE

TWO HOMES $1,090 PER WEEK. FLEXIBILITY FOR YOUR FUTURE.

8 Crossing Street, Bellbird NSW 2325

4+ 2 Bedrooms | 3 Bathrooms | 2 Garages | 737m² | Approx. 242.37m² Building Area

An outstanding opportunity for investors seeking two income streams from one modern property, 8 Crossing Street, Bellbird combines a spacious four-bedroom family residence with a self-contained two-bedroom secondary residence.
Built in 2025 and set on approximately 737m², the property has been thoughtfully designed to maximise functionality, privacy and rental appeal. Both residences offer their own living areas, kitchens, bathrooms, garaging and outdoor spaces, creating an attractive low-maintenance investment in one of the Hunter Valley's expanding residential areas.
Currently returning a combined $1,090 per week, The property provides immediate rental income from day one.

MAIN RESIDENCE – 4 BEDROOMS
Currently rented at $600 per week

SECOND RESIDENCE – 2 BEDROOMS
Currently rented at $490 per week

INVESTMENT AT A GLANCE
Current combined rental income: $1,090 per week
Approximate gross annual rent: $56,680
Main residence: $600 per week
Secondary residence: $490 per week
Council rates: approximately $795 per quarter
Total land area: approximately 737m²
Total building area: approximately 242.37m²
Built in 2025
Two kitchens
Two separate living configurations
6 bedrooms in total

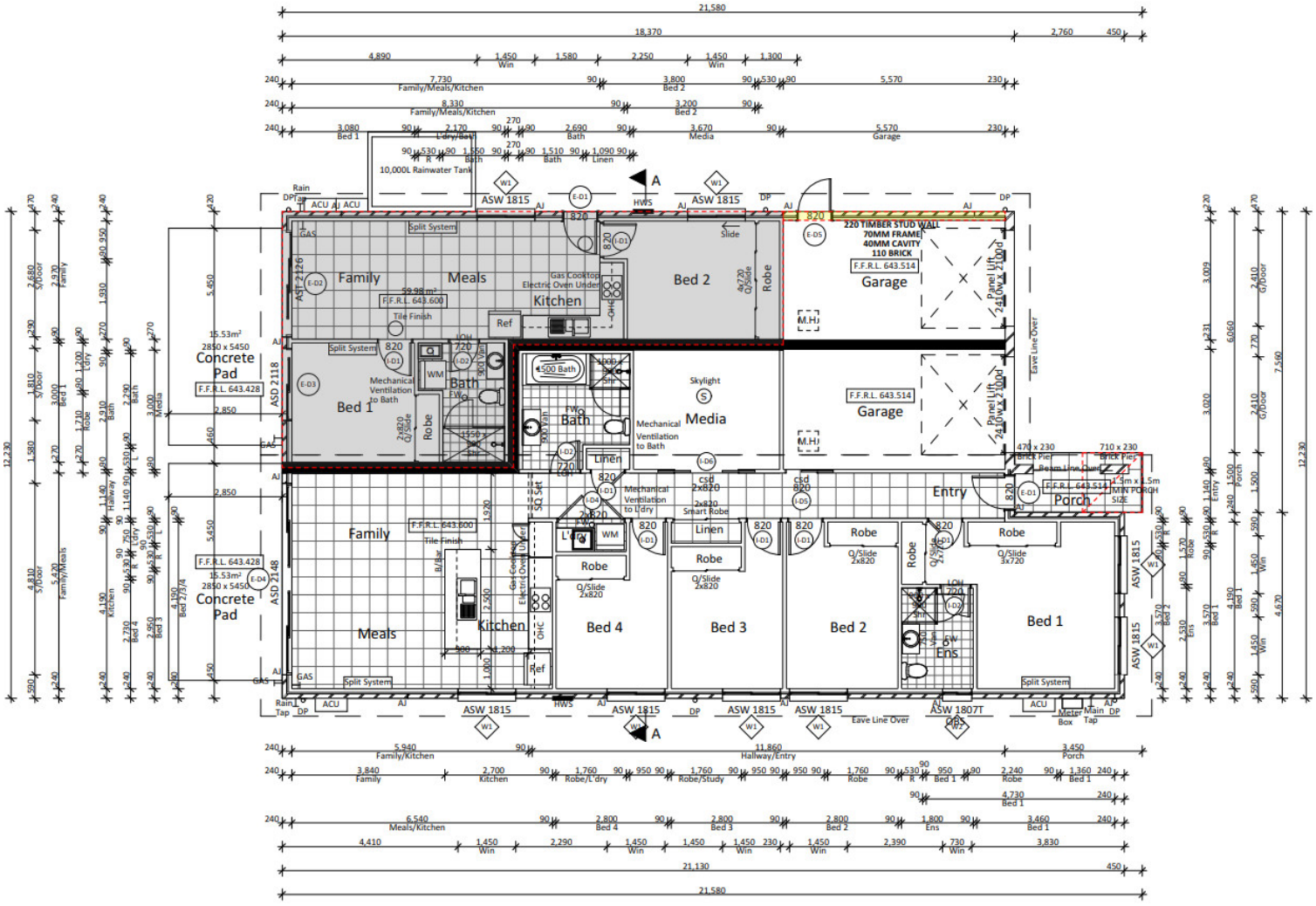
6 BED | 3 BATH | 2 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



Vicky Lozano
0402051180
vicky@atrealty.com.au
www.atrealty.com.au



Floor Area (m2)	
Porch	4.82
Garage	18.18
S.D. Garage	19.40
Living Secondary	59.98
Living Main	139.99
	242.37 m²

Legend:

ACU - Air Conditioning Unit
AJ - Articulation Joint
B/Bar - Breakfast Bar
DP - Downpipe
DW - Dishwasher
Ens - Ensuite
F/P - Fire Place
FW - Floor Waste
HWS - Hot Water System
L - Linen
LC - Laundry Chute
LOH - Lift off Hinge
LT - Laundry Tub
MH - Manhole
MW - Microwave Oven
OBS - Obscure
OHC - Over Head Cupboard
P - Pantry
R - Robe
RHS - Rolled Hollow Steel
S - Smoke Alarm
Shr - Shower
TR - Towel Rail
Van - Vanity
w.i.l. - Walk in Linen
w.i.r. - Walk in Robe
w.i.p. - Walk in Pantry
w.c. - Wash Closet
WM - Washing Machine

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.

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