

## 12 Bella Vista Dr, Bella Vista, NSW 2153

Auction

House 5 3 2



### Matthew Pearce Catchment!

Wiseberry proudly presents this substantial five-bedroom double-storey family home, positioned within the highly sought-after Matthew Pearce Public School catchment.

**Open for Inspection**

Sat, 20 Jun 2026 - 9:30 AM to 10:00 AM

Designed with exceptional flexibility in mind, the home offers multiple living zones and a highly adaptable layout, perfectly suited to large or multi-generational families seeking space, separation and functionality.

The ground floor features a well-considered layout anchored by a central kitchen and expansive living and dining areas, flowing seamlessly to a covered Vergola alfresco space for easy indoor-outdoor living and entertaining.

Also on the ground level is a versatile fifth bedroom or study, ideal for guests, extended family, working from home, or additional breakout space depending on your needs.

Upstairs, a light-filled rumpus with balcony access provides an additional living area, complementing the accommodation zones and enhancing the home's overall liveability.

The master suite is privately positioned and includes a walk-in wardrobe and ensuite with double vanity and corner spa bath. The remaining bedrooms are all generously sized and fitted with built-in wardrobes, serviced by a well-appointed main bathroom.

A third bathroom on the ground level adds valuable convenience for guests and everyday family use.

Additional features include a double lock-up garage with internal access, drive-through capability and workshop/storage area, full internal laundry with external access, ducted air conditioning, security alarm system, and gas heating connection.

Outdoors, the low-maintenance rear yard is framed by established greenery, offering a private and practical space for relaxed living without the upkeep.

Positioned within walking distance to Bella Vista Village Green, Bella Vista Farm, oval and tennis facilities, and just moments from Bella Vista Metro Station, Norwest Marketown, dining precincts and Norwest Business Park, the location delivers outstanding convenience.

### Listed By

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