

5/6 First Ave, Belfield, NSW 2191

Sold - 19/08/2023

Villa 3 2 1



## SOLD AT AUCTION BY FRANCOIS VASSILIADES

North Facing Villa with Large Sun Washed Backyard in Highly Desirable Location

Set on a substantial 293sqm block in a boutique complex of five, this well-presented villa provides a low maintenance lifestyle haven and the perfect alternative to an apartment.

Fresh and airy and brimming with natural light, it features a spacious open plan living and dining area and a neat and tidy gas kitchen, while interiors enjoy an effortless flow to an oversized sun washed level backyard, perfect for children to play.

Accommodation comprises three well-proportioned bedrooms, the main is appointed with a built-in wardrobe, plus there is a full-sized bright and airy bathroom and an internal laundry with an additional shower and w/c.

Complete with a lock-up garage and off-street parking, it boasts a desirable location, moments to schools, parks, public transport and all that Campsie and Belfield have to offer.

1½ Light and airy interiors with open plan living/dining

1½ Neat and tidy kitchen with stainless steel gas appliances

1½ Sun bathed courtyard and oversized child-friendly backyard

1½ Well-proportioned bedrooms, main with built-in robe

1½ Full main bathroom, internal laundry/second bathroom

1½ Tiled living areas, split-cycle a/c, carpeted bedrooms

1½ Comfortable as is with scope to enhance/personalise

1½ Lock-up garage, off-street parking, boutique complex

1½ Walk to Harcourt Public School, Campsie shops, station

1½ Close to parks, playing fields, Belfield shops, eateries

Property Size: Total 293 sqm approx.

Strata Levies: \$518.00 per quarter approx

### Listed By

Francois Vassiliades

The Office

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Open for Inspection

By Appointment.