



196 Mathieson Street Bellbird Heights, NSW 3 2 1

Calling all first home buyers/investors!

Located in highly desirable Bellbird Heights with sunny views to the rear, this three bedroom brick home presents as an opportunity to either enter the market or perhaps add to your ever growing portfolio. Up to date interiors await ? with scope to add your personal flair as desired. Handy separate studio for games room or teenagers/ extended family. Nestled on an easy to access 619.7sqm with just 1.4kms to Bellbird Primary School and 5kms to Cessnock CBD.

- Flexible floor plan, the sky is really the limit here!
- Open and bright kitchen with electric cook top/oven, ample bench and cupboard space
- Effortless flow to living and dining with split system air conditioning and ceiling fan
- Additional light filled living area with split system air and easy outdoor access
- Three bedrooms with built in robes, 2 with ceiling fans and bed one with s/s air
- Separate studio with kitchen bench and ensuite bathroom
- Single garage with access to studio
- Fully fenced 619.7sqm with sunny elevated views

Price: Price Guide \$580,000



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Bellbird Heights



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

