



# guardian



## 9 Bellona Street Winston Hills NSW

4 1 2

A single level design and prized address are on offer in this fantastic residence just an easy walk to Winston Hills Mall. Timber floors and a slow combustion fire place feature in the open plan living zone which boasts a separate dining room. The functional timber kitchen provides plenty of cabinetry, gas cooking and an adjoining family room. All bedrooms have built-in wardrobes and are serviced by a well-scaled bathroom with spa.

Step out to a large covered entertaining area that overlooks an inground pool and low maintenance gardens. Level 638sqm block just an easy stroll to Winston Hills Mall, Winston Heights Public School, St Paul the Apostle Primary School, M2 express bus services and reserves.

- ? Well presented, freshly painted, rendered exterior
- ? Front patio, rear entertaining area, easy care yard
- ? good sized lounge, separate dining + family room
- ? Double carport, 638sqm block on the high side
- ? Sought after location a walk to all amenities

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

**Price** : \$ 1,105,000  
**Land Size** : 639 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/winston-hills/residential/house/5671582>



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