



## 1/19-23 Melanie Place Bella Vista NSW

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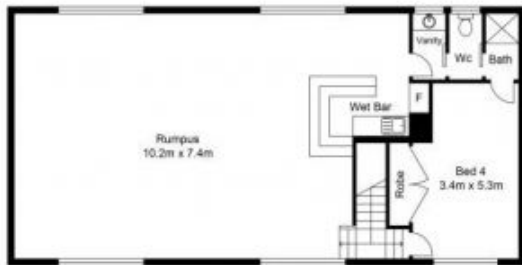
Tucked in the peace of a cul-de-sac in Bella Vista, this multi-storey home is well appointed with sizeable bedrooms and multiple living spaces, which offers flexibility to zone into meals and lounge areas. It has an upstairs rumpus with wet bar, updated family bathroom, district views and a sizeable study. Interiors are in good condition and awaits reinvention for a modern refresh to add value and maximise the space.

Wonderfully convenient, this property is located in the catchment for Matthew Pearce Public School and Model Farm High School, it is just minutes to local shops and Bella Vista train station. Its family-focused setting will appeal to buyers wanting to buy in a quiet street for effortless lifestyle on their doorstep. A fabulous opportunity for first home buyers, investors or those simply looking for a low-maintenance lifestyle, this property is a must to

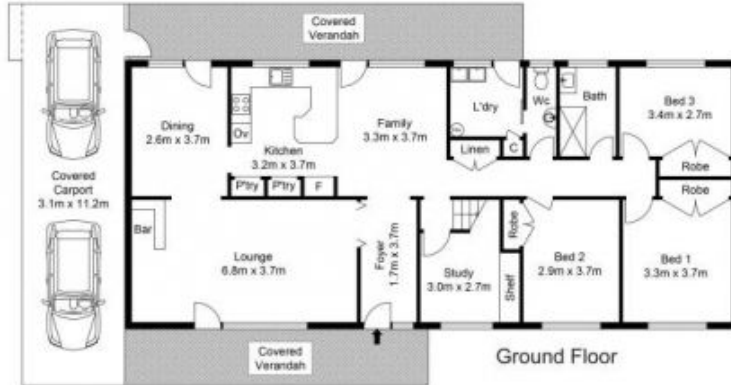
**Price** : \$ 1,360,000  
**Land Size** : 750 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/bella-vista/residential/land/5911583>



**Aaron Godfrey**  
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First Floor



Ground Floor



Site Plan



Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own inquiries. Floor Plan by Industrie Media | [industrie-media.tv](http://industrie-media.tv)

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