



1/221 Rothery Street Bellambi, NSW



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## Comfortable Single Level Villa

This beautiful and well-appointed single level villa is filled with natural light and presents an excellent opportunity for low maintenance, comfortable living. Located within walking distance to Bellambi shops, the property also has easy access to transport and pristine beaches. Whether you are downsizing, investing or purchasing your first home, you will benefit from the features on offer, including:

- 2 bedrooms both with built in wardrobes.
- Small, well maintained complex of 4 villas.
- Private and enclosed outdoor entertaining area.
- Generous living space capturing sunlight from the northerly aspect.
- Single lock up garage with internal access.

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**Price:** \$455,000  
**Council Rates:** \$330.00 p/q  
**Water Rates:** \$177.00 p/q  
**Strata Rates:** \$466.00 p/q

**Matt Dignam**

**Adam McMahon**

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