



1/5-7 Kirton Road Bellambi, NSW



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Easy Coastal Living

Situated in a quiet cul-de-sac, this boutique 2 bedroom, 2 bathroom town house offers easy coastal living! Set in a small and secure complex, this modern town house has all of the inclusions that the astute buyer expects. Centrally located within proximity to the wonderful amenities that Bellambi has to offer, this well presented, low maintenance property is the perfect starter home or a smart addition to your property portfolio.

Price: \$605,000
Council Rates: \$316.00 p/q
Water Rates: \$172.00 p/q
Strata Rates: \$225.00 p/q

Property Features:

- The bedroom on the lower floor opens onto a private courtyard and is serviced by an ensuite and built-in wardrobe.
- The bedroom on the upper floor is serviced by a generous walk-in wardrobe and a separate bathroom.
- The covered balcony on the upper floor is an idyllic spot to enjoy the afternoon breeze whilst entertaining with family and friends.
- Double lock up garage with internal access.
- Energy efficient solar pannels

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GROUND FLOOR
APPROX. FLOOR
AREA 66.2 SQ.M.



1ST FLOOR
APPROX. FLOOR
AREA 66.1 SQ.M.

TOTAL APPROX. FLOOR AREA 132.2 SQ.M.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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