



2/13 Pioneer Road Bellambi, NSW

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## BRILLIANT BRICK VILLA IN BEAUTIFUL BELLAMBI

A high-yielding investment, a sensational starter, or the perfect downsizer this low-maintenance single villa is perfectly positioned to all essential modern-day amenities and within a casual stroll to Bellambi highlights including the beach!

### Location

Positioned at the front of a neat and tidy complex of 7, this immaculate villa enjoys a handy location walking distance to local shops, cafes, services and Bunnings! Enjoy afternoon meander down to the beachfront and explore the pristine surrounds of Bellambi Beach, home to a lagoon, rock pool, boat ramp, lush reserves and cycleways.

**Price:** \$653,000  
**Council Rates:** \$375.00 p/q  
**Water Rates:** \$219.00 p/q  
**Strata Rates:** \$1,000.00 p/q

### Property

**Adam McMahon**

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**2/13 Pioneer Road, Bellambi**  
Residence Area: 93m<sup>2</sup> (approx. Internal area, incl garage)

DISCLAIMER: Olguin Photography used the best endeavours to make the information on this floorplan accurate and true. Unit areas shown are approximate only. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained on this plan.