

6 Charlotte Grove, Bella Vista

Ultimate Family Sanctuary in a Prized Bella Vista Enclave

Auction Location: On-Site

Welcome to 6 Charlotte Grove, Bella Vista —a much-loved family home offering generous proportions, exceptional outdoor living, and an elevated position in one of the area's most tightly held dress-circle pockets. Nestled on a superb 913sqm block with a sundrenched northern aspect, this residence combines comfort, functionality, and charm, all moments from Norwest Station, local parks, and quality schools.

From the moment you arrive, the landscaped gardens, sparkling solar heated pool, and manicured grounds set the scene for a home that's been designed with family living and entertaining in mind. Whether you're hosting guests, relaxing poolside, or enjoying a quiet evening in one of the multiple living zones, this home is ready for its next chapter.

What We Love:

- **Expansive Family Living:** Multiple living spaces including formal lounge and dining, a tiled rumpus with powder room, and an open-plan family zone flowing to a private alfresco.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

SOLD - BY LJ Hooker Toongabbie

AGENTS

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AGENCY

LJ Hooker Toongabbie

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 **LJ Hooker**

- Chef's Kitchen: Modern gas kitchen with pool views, ample storage, and seamless connection to indoor and outdoor entertaining areas.
- Generous Bedrooms: Five spacious bedrooms, including a luxurious master suite with walk-through wardrobe and large ensuite with spa bath.
- Outdoor Excellence: Solar heated in-ground pool established lawns and outdoor spaces perfect for cricket, playtime, or alfresco dining.
- " Ample Storage: Built-in wardrobes and multiple cupboard spaces throughout —designed for practical family life.
- Functionality at Every Turn: Ducted air conditioning, quiet cul-de-sac location, ample parking for up to 6 cars, and bonus side yard access.

Location Highlights:

- Just minutes to Norwest Metro Station and Norwest Business Park
- Easy access to M2 and M7 motorways
- Close to Bella Vista Public School and Model Farms High School
- Nearby Francesco Crescent Reserve, walking trails, and local shops
- " Perfectly positioned and beautifully maintained, this outstanding home is the complete family package —ready to move in and enjoy just in time for Spring.

Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy —we do not accept any responsibility for its accuracy. Images appearing in any advertising have been digitally altered, and any interested persons should rely on their own enquiries and physical inspection.

MORE DETAILS

Property ID	SMFFB3
Property Type	House
Land Area	913 m2

Lachlan Smith 0411 056 292

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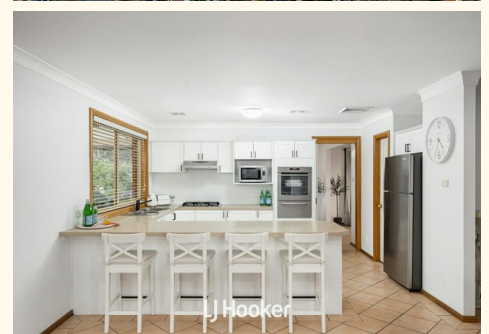
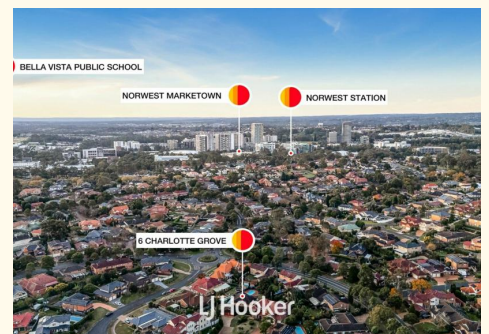
Nadine Smith 0409 963 618

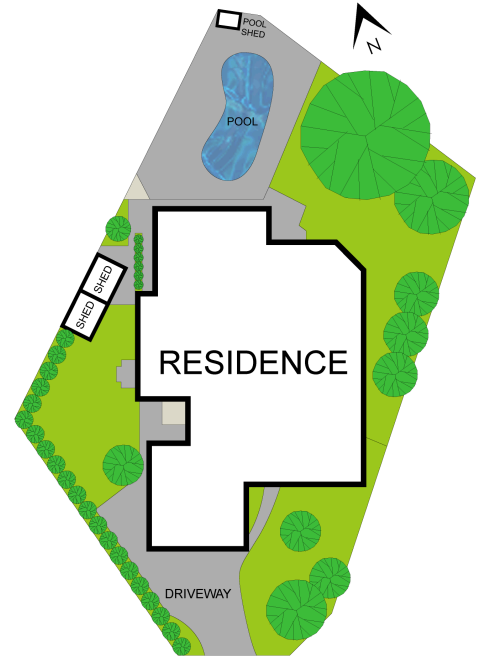
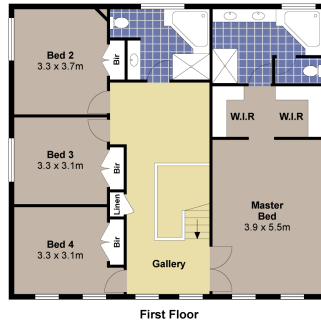
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SCALE (METERS)

6 Charlotte Grove, **Bella Vista**

Disclaimer: Dimensions are approximate and should only be used as a guide they are not to scale and no liability will be accepted

LJ Hooker