



## Victoria Point, 9 Bell View Street

Sold by Karen Renouf

This exceptional, 10 year old Fiteni home is ideally located in a whisper quiet, sought after residential pocket close to all local amenities. The home was thoughtfully designed and offers a flexible floorplan with quality finishes throughout. Open plan living with a well-appointed kitchen at its heart flows to a lovely, private cottage style garden and large outdoor living spaces. A separate wing with bedrooms and a large living room would support an extended family, home business or even dual living. This surprising and immaculate home with all the extras is a must to inspect!

- \* Open plan kitchen, dining and lounge with 2.7m high ceilings flowing seamlessly onto the alfresco area.
- \* Separate living or media room plus large family room or retreat in a separate wing.
- \* Entertainers' kitchen overlooking the garden with 20mm stone benchtops, 900mm range with gas cooktop and electric oven, glass splashbacks, soft close drawers, dishwasher, plumbing for fridge, breakfast bar, large butler's pantry and second walk in pantry.



**Disclaimer:** 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**  
Offers Invited

**View**  
[ljhooker.com.au/BSB5F2S](http://ljhooker.com.au/BSB5F2S)

**Contact**  
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**LJ Hooker Property Centre**  
**(07) 3286 2500**



- \* Large master bedroom with generous walk-in robe and ensuite with dual vanity, bath, shower and separate toilet.
  - \* 3 additional generous bedrooms all with built ins.
  - \* Family bathroom with bath, shower, dual vanity and separate toilet.
  - \* Family sized laundry with pull down stair access to ceiling cavity.
  - \* Welcoming spacious entry foyer with oversized front door
  - \* Extras include high ceilings, split system air conditioning and fans throughout, security screens, 10.53KW solar (27 panels) and excellent storage!
  - \* Large alfresco area with plumbed gas plus second alfresco area flowing from the rumpus room.
  - \* Double lock up garage plus off-street parking for additional vehicles.
- 687m2 fully fenced flat block, very private with landscaped cottage style gardens.
- \* Perfectly located in a quiet residential pocket walking distance to the shops, cafes, restaurants and other amenities at Victoria Point. Lovely walking paths and parkland at the end of the street. Close to schools and transport.

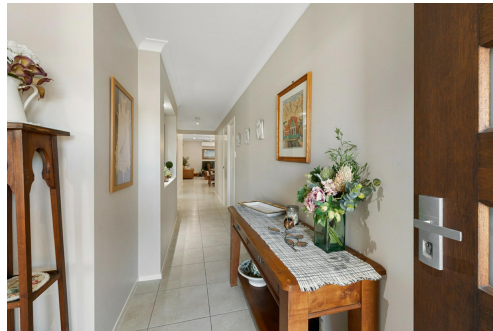
Light, open plan, family friendly spaces, quality features throughout, prime location - call now to arrange your private inspection!

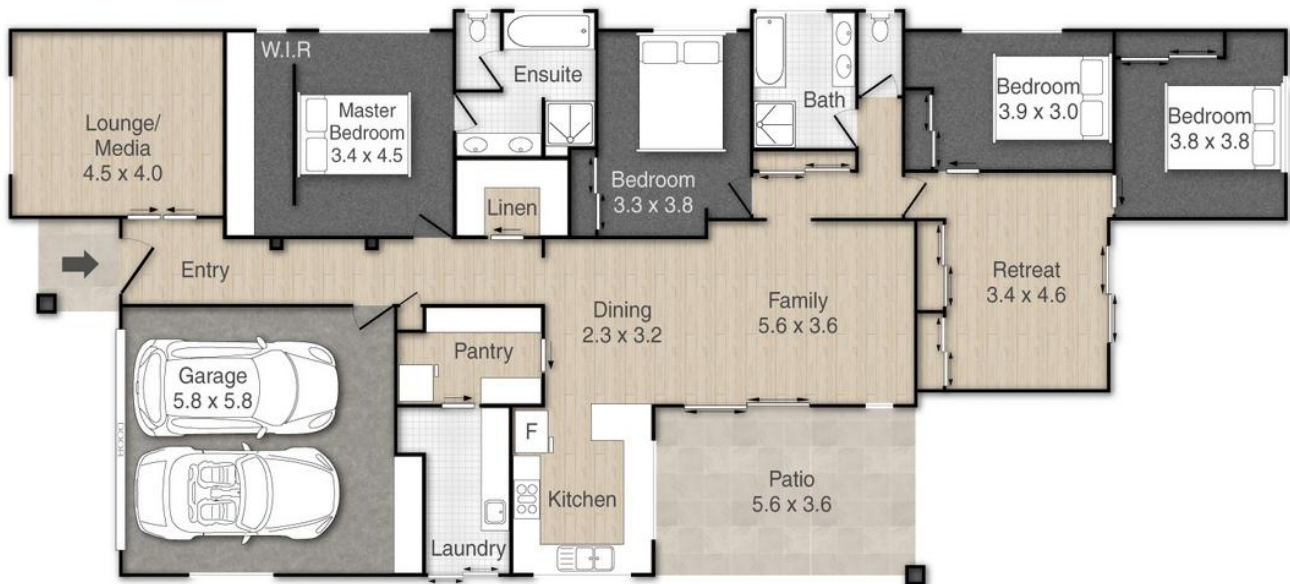
## More About this Property

|               |               |
|---------------|---------------|
| Property ID   | BSB5F2S       |
| Property Type | House         |
| Land Area     | 687 m²        |
| Including     | Remote Garage |

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## 9 Bell View Street, Victoria Point

Total Approx Floor Area: 247m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

*Team Rensouf* **LJ Hooker**  
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