



## Wellsford, 39 Bellevue Avenue

I AM IN BELLEVUE AVENUE

If location is important to you then look at me! I am at Number 39 Bellevue Avenue and want a new owner as my current owner has already purchased. I am a modern, low maintenance 3 bedroom home, situated on a 433m2 easy care section with some established trees, a garden shed, and a double carport as well as a sunny North Facing deck. My bathroom has a shower over bath so is perfect for the kiddies, the separate laundry is a bonus, and the spacious open plan lounge, dining and kitchen area will integrate family life well. I am insulated with a heat pump ready for this winter and the master bedroom has a walk-in wardrobe and a second toilet. Call Roxanne on 0272714875 now to book your viewing time.

Come to my Open Home this Sunday the 19th May at Middy.

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**For Sale**  
\$699,000

**View**  
By Appointment

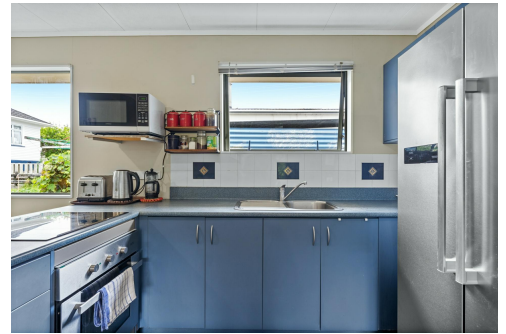
**Contact**  
**Roxanne Harrison**  
027 2714875  
roxanne.harrison@ljhooker.co.nz

## More About this Property

<b>Property ID</b>	F2SHAY
<b>Property Type</b>	House
<b>House Size</b>	115 m <sup>2</sup>
<b>Land Area</b>	433 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Roxanne Harrison 027 2714875**  
Salesperson | roxanne.harrison@ljhooker.co.nz

**LJ Hooker Warkworth (09) 425 8589**  
Tulp & Co Limited  
20 Queen Street, WARKWORTH NZ  
warkworth.ljhooker.co.nz | tulpandco@ljhooker.co.nz



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