

**12 Bellotti Avenue, Winston Hills, NSW, 2153**

**Sold House**

Friday, 2 June 2023



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**Bedrooms: 4**

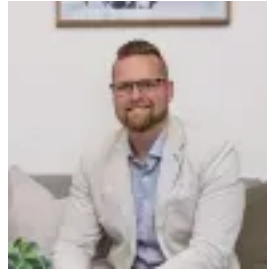
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Leighton Avery



David Johnson

## **SOLD | by Leighton Avery, David Johnson, Lochlan McDermott, Kristy Chew & Luke Dalgliesh**

Representing a standout opportunity to secure an excellent family home in the tightly-held and sought-after enclave of Winston Hills, this four-bedroom, three-bathroom home is a rare offering for those looking to upgrade to their first family home!

### Property Highlights |

- Four bedrooms of accommodation all with ceiling fans | built-in wardrobes and an oversized master suite with its own bathroom
- Air-conditioned living room upon entry that enjoys east-facing vistas over the front yard
- A spacious well-maintained kitchen showcasing ample cupboard & bench space
- Separate meals area adjacent to the kitchen
- Internal access to a downstairs storeroom and workshop space that could easily be converted to a separate rumpus room or teenage retreat
- Resurfaced family bathroom with separate shower & bath
- Separate toilet
- Generous laundry with a third toilet & shower
- A large grassy rear yard, perfect for families with young children or those with pets | this space presents ample scope for a pool, an undercover entertaining area or even an extension to the home (stca)\*
- Other features include a large linen storage cabinet, rendered façade and ample off-street parking

### Location Highlights |

- 400m to the M2 city bus
- 400m to the Chisholm Center
- 475m to Winston Hills Public School
- 1.5km to Winston Hills Mall
- 2.8km to Northmead High School
- Easy walking distance to the Balcombe Heights Estate plus loads of other, family friendly parks
- Centrally located with easy access to Parramatta CBD, Westmead health precinct, Norwest Business Park and Castle Hill

(stca)\* = Subject to council approval | City of Parramatta

Disclaimer: All information provided has been gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and any interested persons should rely upon their own enquiries. This property may contain asbestos-contaminated materials. Some photos are location/lifestyle images – all measurements/distances/locations/boundaries are approximate. Any interested persons should rely upon their own enquiries.