

**37 Melrose Ave, Bellara, Qld 4507**



**Sold House**

Thursday, 26 October 2023

37 Melrose Ave, Bellara, Qld 4507

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 654 m2**

**Type: House**



Sally Grant

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## Contact agent

Positioned in the highly desired Melrose Avenue, with the Bibimulya Wetlands Reserve as your backdrop, this neat and tidy 3 bed, 2 bath home is ready for its next owner. This is a property where you feel as if you are living on a large property as the sweeping backyard views allow you to take full advantage of the scenic nature reserve and all its beauty. Set on a single level, with two living areas and anchored by the kitchen with views to the backyard and beyond, this home has so many features you will love: - Excellent side access – park the van or boat with ease - 3 good sized bedrooms - Kitchen with dishwasher, electric appliances and double sink - Formal lounge and informal living areas - Dining area - Master bedroom with built-in-robe and ensuite - Family bathroom with separate bath and shower and separate toilet - Ceiling fans to all bedrooms and living spaces - Airconditioning in main living area - Linen cupboard - Fully covered outdoor entertaining area – large enough for big family gatherings - Lovely pergola area running down the left side of the dwelling with gated access - Low maintenance gardens (ample room for a pool if desired) - Huge side gated access for a van or boat on the right side of the dwelling - Spear pump - Solar power - Crim mesh for added security on front windows and all doors - Privacy fencing on left and right sides of dwelling. Lower rear fence to allow views to parkland - Double lock up garage with great storage and shelving options as well as a sliding door to the pergola area - Large garden shed/workshop We invite your private inspection by calling Sally Grant on 0425 559 832 today. Property Code: 196