

**9 Bellbird Crescent, Bowen Mountain, NSW 2753**

**Raine&Horne.**

**Sold House**

Thursday, 7 December 2023

9 Bellbird Crescent, Bowen Mountain, NSW 2753

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 569 m2**

**Type: House**



Chas Groom

0245788805

**\$850,000**

Sold By Chas & another Street Record! Find out how Chas can help you sell your property and achieve an amazing result. Put Chas to the test! Chas' negotiation, marketing, styling advice, clear communication, local knowledge of the real estate markets and his down to earth approach. Not to mention the exclusive Amplify Digital marketing technology platform available to his clients plus the Raine & Horne advantage is second to none. Call Chas to book your market appraisal to sell your home. Take advantage of his large buyer client data base, His national & statewide agency collaborations to help you get the very best result. immaculate family home offering an elegant country lifestyle in a private elevated position of Bowen Mountain, enjoying commanding district and rural views. The home boasts timber floors upstairs and has been just freshly painted inside and out. Brand new carpet installed to all bedrooms. The living areas are of generous proportions throughout, creating spaces for a large family to live and entertain with ease. All the hard work has been done. The property is ready for your family to move straight in and enjoy. A versatile floorplan caters to a broad range of lifestyle requirements with expansive light filled open plan living spaces, and central Jarrah timber kitchen at the heart of the home. Featuring the 900mm stainless steel six burner cooktop with electric oven. The seamless flow to the outdoor alfresco entertaining terrace maximises formal and informal living and entertaining options throughout the seasons and capitalises on the private nature of the home, location and leafy surrounds. Offering generous accommodation for a large family through 4 spacious bedrooms including a chic master suite with a walk-in dressing room, elegant en-suite and a private balcony to enjoy the North Easterly aspect and views. The additional 3 bedrooms all have built in robes and are serviced by a stylish full family bathroom with separate toilet. Features of the home include ample storage options throughout including walk in pantry, a separate home office / kids' workstation adjacent to the Kitchen, slow combustion wood fire and fully ducted Air Conditioning for year-round comfort. The secure double automated garage has external entry and access to expansive storage space plus features a third full bathroom. This lovely home is perfectly nestled amongst quality homes with fully landscaped terraced lawns and gardens with delightful plants. A great yard with lawn area space for kids to roam. A charming property ideally located at Bellbird Ave in a peaceful mountain setting within an easy walk to parklands, bushwalking and mountain bike trails. Also just a short drive to thriving Kurrajong Village, General Store, transport and all local amenities.

- 4 Bedrooms all with walk-in / built-in robes.
- Multiple living areas
- Formal living room
- large family room
- Upstairs entertaining deck
- BBQ area
- Massive Kitchen - Walk-in pantry with informal dining space
- Study nook
- large Master suite features ensuite, walk-in change room/ robe & sunny deck area
- Separate family bathroom with separate toilet.
- Oversized fully automated garage with gym workshop area plus a third full bathroom
- Fully landscaped gardens and lawn area for kids to play
- Entry via private road or via Bellbird Crescent
- 180 degree spectacular North Easterly views
- Tranquil location with fresh mountain air & great water security
- easy access to bushwalking & mountain bike trails
- Short drive to the thriving Kurrajong Village & just a ten minute drive to North Richmond shopping centres

Make sure you short list this home now and contact Raine & Horne Richmond for more details. Property such as this with so much on offer are a rare find! Contact Chas Groom - LREA, Stock & Station Agent & Auctioneer for more information & inspection times on 0467 346 648