

# 2C Evans Street, Bellingen, NSW 2454



## House For Sale

Friday, 5 July 2024

2C Evans Street, Bellingen, NSW 2454

Bedrooms: 5

Bathrooms: 5

Parkings: 5

Area: 1704 m2

Type: House



Boldizsar Buzz Barkoczy  
0400081626



Peter Stone

**Price guide: \$1,895,000 to \$2,050,000**

Discover Bella Vista: An Exceptional Investment Opportunity From time to time, a truly special property becomes available, and Bella Vista is no exception. Nestled in a quiet, secluded pocket of Bellinghen township, this property offers an unparalleled blend of lifestyle and income potential, making it a prime choice for astute investors, active retirees, those seeking holiday accommodation investments, and families of all sizes.

**Key Features:-** Three Approved Income Streams / Two Separate Homes- Well-Established Business and a Home- Beautiful North-Facing Aspect with Mountain View- Private and Secluded on a Large Plot of Land- Resort-Style Swimming Pool and Manicured Gardens

Bella Vista is more than just a home; it's a lucrative business opportunity. The main house features four spacious bedrooms, each with ensuite, built-in wardrobes, independent aircon for each room and abundant natural light. The open-plan living area and kitchen extend to a large verandah, perfect for watching stunning sunsets over the mountains. Downstairs, a fully self-contained flat with a separate kitchen and its own driveway access provides additional rental income or a comfortable space for extended family. This area includes a private lawn, the landscaping that has been carried out has been done to a high standard and the vendors have created a very special area for all to enjoy.

Wander through the subtropical gardens, adorned with frangipani, golden canes, cyathea, and agapanthus, to reach the oasis-like swimming pool – an ideal spot for entertaining guests or enjoying quiet relaxation. The separate one-bedroom cottage, located at the northern boundary of the property, offers privacy and tranquillity. With an open-plan kitchen/living area, a spacious bedroom with an ensuite, and a balcony showcasing the beautiful mountain views, it's perfect for holiday rentals or additional family accommodation. Ample parking and storage for three vehicles add to the convenience.

**Location Highlights:-** Minutes from the heart of Bellinghen, Australia's most beautiful rural town- Only 15 minutes to spectacular beaches- Convenient, private and stunning location- Mountain views- Swimming pool- Opportunity for return on investment

Bella Vista is a unique blend of income, lifestyle, and family living. This property offers endless possibilities, whether you wish to continue the established business or create new opportunities. Don't miss out on this exceptional opportunity in the picturesque town of Bellinghen. Contact us today to learn more about Bella Vista and make this dream property yours!