



## 23 Beaufort Avenue Bellbird, NSW

Registered and ready to build on!

Discover the perfect canvas for your ideal lifestyle in the highly sought-after 'Bimbadeen Ridge Estate' located in Bellbird. This exceptional vacant land parcel offers a unique opportunity to create your dream oasis in a flourishing new community, with all the essential services readily available.

Key Features include:

- 804m<sup>2</sup> block of land.
- Walking distance to the Bellbird Hotel, Bellbird Public School and Bellbird Preschool and The Honey Tree Preschool.
- Reach the stunning Hunter Wine Region in a mere 15-minute drive.
- Convenient 10-minute drive to Cessnock CBD.
- 20-minute drive to the M15 Hunter Expressway connecting you to the Upper Hunter or the Sydney M1.
- Proposed concept plan available.

**Price:** \$395,000

**Council Rates:** \$310.00 p/q



**Liam Osborn**

0447 822 460

**Gerard Cunningham**

0473 490 423