

## 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:

- -⊠804m2 block of land.
- Walking distance to the Bellbird Hotel, Bellbird Public School and Bellbird Preschool and The Honey Tree Preschool.
- -Na Reach the stunning Hunter Wine Region in a mere 15-minute drive.
- -\(\text{\text{M}}\) Convenient 10-minute drive to Cessnock CBD.
- -N20-minute drive to the M15 Hunter Expressway connecting you to the Upper Hunter or the Sydney M1.
- $\hbox{-} \boxtimes \mathsf{Proposed} \ \mathsf{concept} \ \mathsf{plan} \ \mathsf{available}.$

**Price:** \$395,000

Council Rates: \$310.00 p/q



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