



135 Bell Road Belford, NSW



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ACREAGE CLOSE TO HUNTER EXPRESSWAY!

Located in picturesque Belford, this beautiful rural property of approx. 22 acres enjoys the tranquillity of rural surrounds, & yet is only a few minutes' drive from the Hunter Expressway. The 3 bedroom home has the kitchen & all living areas perfectly positioned to capture the Northern rural outlook. Polished hardwood floors, pitched ceilings & a modern yet rustic style kitchen combine both rural & cotemporary features. 4 x sets of French doors bring the outside in & link the living space to the shady, full length verandah. Master BR with French doors, WIR & ensuite, kids rooms both with robes & ceiling fans. Two gravel driveways from sealed road frontage, linked to a large drive thru level pad provide easy access for loading/unloading trucks. A 19m x 9m shed includes power, lights, water connected, and a combination of 4 open faced bays (13m x 9m), workshop with PA doors & roller door & office (6m x 6m). Office is gyprock lined, air-conditioned, insulated, has services connected, plenty of storage space, and 3.7m ceilings. Property fenced into 2 main paddocks, vineyard & house yard. Approx. 3 acres of established vines (Viognier) are irrigated by a huge dam at the rear of the block & provide an ideal hobby or sideline business opt.

Scott Bailey

0407 722 705



Bailey

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