

# 16 Bellevue Avenue, Old Reynella, SA, 5161

## House For Sale

Wednesday, 18 December 2024

Harcourts  
Property People

16 Bellevue Avenue, Old Reynella, SA, 5161

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



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**Builders Flag Ship! Display Home with a secure 2 year lease at 5% return based on the sale price.**

Brand New Home! Secure two-year lease with a further option by the builder to extend based on 4 x 6-month options. Established suburb, new housing estate. This property is amid all new homes, walking distance to the bus, schools, local shopping and an easy drive to the Southern expressway.

The home offers three bedrooms, master offering a fully tiled ensuite bathroom, separate shower, vanity powder room and a large walk-in robe with built ins.

Bedrooms two and three each have a built-in robe and can accommodate double beds comfortably. Separate lounge room/home theatre, a larger room that enables a big flat screen TV, chunky sofas and coffee table. Open plan well-appointed kitchen, large island bench with double sink. A walk-in pantry cupboard, overhead cupboards and storage space. Stone bench tops, stainless steel appliances, hot plates, wall oven, range-hood and a dishwasher. Adjoining the kitchen is the meals dining area and family room, the dining area can accommodate an eight-piece setting, the family room several big sofas, a coffee table and a big TV.

Additional features include,

Ducted reverse cycle air-conditioning throughout all main rooms.

Neutral decor and quality soft furnishings, window treatments.

Security alarm system.

Laminate flooring throughout the hallway, family/dining + kitchen.

Wall to wall carpet in bedrooms and the separate lounge/home theatre.

Gardens are completely established. Rear is secure and private.

Alfresco patio leads from the family room via a glazed sliding door.

Double garage under the main roof with internal access door into the home.

Remote control panel lift door to the garage.

Double width drive enables off street parking for a further two more vehicles

At the end of the leaseback period, the builder will reinstate black tubular fencing, enabling access to the drive and garage, and install hot water unit, cooktop and oven. Signs and flag poles will be removed and sliding aluminium doors to the front of the double garage will be removed and panel lift door will be operable.