



## 15 Bellbird Ct Eden

TALK ABOUT ME!

Fantastic fully established single level 4 bedroom b/v & tile roofed residence, uniquely nestled on 2026m<sup>2</sup> (2 titles) allotment that adjoins reserve to the rear and is secreted away in a quiet cul de sac in the ever in demand Cocora Beach locality. As if floating on air and featuring a wonderful elevated leafy outlook, the home is in excellent order throughout comprising a generous main living/lounge room complete with cosy wood heater & split system. Well equipped kitchen (breakfast bar) adjoining family and dining (tiled floors) out to a huge partially covered deck indoor/outdoor alfresco living area to enjoy the amazing surrounding amenity. Master bedroom with ensuite and plenty of robe space, BIRS (br 2, 3 & 4), main bathroom (spa/shower, vanity & wc) and generous laundry. The established surrounds include a fantastic 9m x 6m 3 roller door garage/workshop, good sized garden/store shed and plenty off street parking. Wander down (via the rear reserve) to the iridescent waters & soft white sands of iconic Cocora Beach (300m), walk the Bundian Way Coastal Track or just stay at home and enjoy your private sanctuary.

**Sanctuary awaits!**

4 bedrooms 2 bathrooms 3 car spaces 2,263 m<sup>2</sup>

|                      |                      |
|----------------------|----------------------|
| <b>Price</b>         | \$780,000            |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 2103                 |
| <b>Office Area</b>   | 0                    |
| <b>Land Area</b>     | 2,263 m <sup>2</sup> |

### Agent Details

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### Office Details

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