



38 Wells Place Bellmount Forest NSW

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Located in a cul-de-sac with a lovely small community, the house is set on a huge 6070m² block (dual occupancy opportunity or subdivide land further) surrounded by beautiful farmland providing you with gorgeous views and only a quick, 10 minute drive to the village of Gundaroo!

Price : \$1,095,000
Land Size : 6070 sqm
View : <https://www.bradysrealestate.com.au/sale/nsw/capital-monaro-snowy/bellmount-forest/residential/house/7704071>

Set in palettes of soft grey and white, complemented by hybrid timber flooring, this inviting country family residence has so much to offer.

Offering a versatile floor plan with open plan living and plenty of natural light flooding into the home, there's a large lounge/dining area plus a large 2nd living area, currently used as a large study.

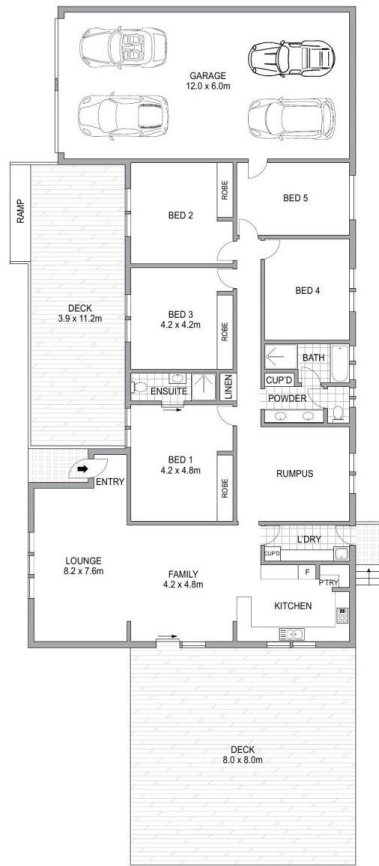
If you love to entertain, then you will immediately feel at home. The large dining area opens out onto a massive



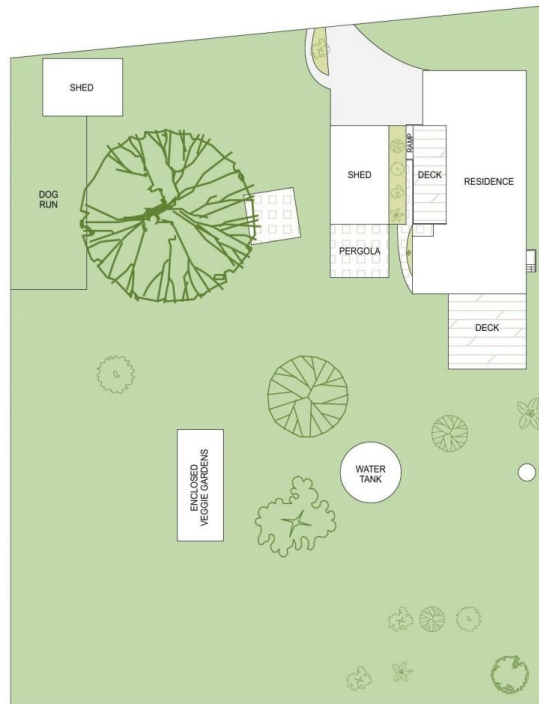
John Brady
0422 132 240



Nicola Brady
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GROUND FLOOR



SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.