


**Lot 57 Montepaone Avenue, Ashfield**

## SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exciting new release in Bundaberg's fastest growing community.

LOCATED JUST 10 MINUTES TO BARGARA BEACH AND 2 MINUTES TO THE BUNDABERG CBD, BELLE EDEN ESTATE OFFERS ITS RESIDENTS A GREAT MASTER PLANNED COMMUNITY IN A PEACEFUL SETTING

THE NEW LAND RELEASE OF PREMIUM LOTS IS EXPECTED TO SELL FAST…

FEATURES INCLUDE-

- Spacious level allotments ranging in size to suit all buyer requirements
- Fully serviced with underground power & town water to all lots
- EASEMENT FREE LOTS (please call or email for details)
- Large frontages in excess of 20 metres +, ideal for the family home or grey nomad wanting access to sheds etc
- High and dry allotments, positioned perfectly to catch the prevailing breezes on offer
- ALL LOTS ARE 100% FLOOD FREE
- Scenic backdrops with a lovely easterly rural backdrop for some lots. Sunsets to die for!
- NBN READY, all lots have fibre to the premises installed for the best internet speeds available
- Surrounded by high end homes in a vibrant "family friendly "community of all ages
- Walk to shops, ALDI, day care and schooling with ease.
- Located in the Catchment area for St Luke's Private School
- Direct access to our beautiful coastline via the Ring Road, just 2 minutes

722 m2

| | |
|---|---|
| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 30 |
| **Land Area** | 722 m2 |

### Agent Details

Michael Loader - 0438 384 543

### Office Details

Loaders Property Group
0438 384 543

to the Bundaberg CBD, Hospitals, Boat Ramp, Airport, Sporting Complex's and everything our great region has to offer
- Family friendly estate with 3km of walking tracks, kids play equipment, bike ways etc
- Extremely safe and secure community where you will love watching your family grow (we personally live here and we love it)
- FULL DESIGN GUIDELINES IN PLACE TO PROTECT YOUR INVESTMENT MOVING FORWARD
- ONLY LIMITED LOTS AVAILABLE IN THIS PREMIUM EAST SIDE PRECINCT, I SUGGEST YOU ACT SWIFTLY

***FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT www.michaelloader.com.au***

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE AN INFORMATION PACK ON THIS EXCITING NEW STAGE including pricing, design/ building guidelines and full estate layout!

***BELLE EDEN ESTATE OVERVIEW***

Belle Eden Estate is an idyllic, landscaped community on the edge of Bundaberg. It has everything a growing family needs, from beautiful park lands and great schools to a vast network of cycling paths and some of the largest supermarkets in the area.

With many attractions in the Bundaberg area from beautiful beaches, to pristine creeks and rivers, to the botanical gardens and surrounding hinterland, Bundaberg is a fast growing city with much to offer.

Belle Eden is a master planned estate that is nestled amongst a natural bush setting of lightly undulating hills and strives to create a safe community for families to live and grow.
The estate has been designed with a lot layout that emphasizes the natural features of the landscape. The result is a truly liveable, family orientated estate with lots that make the most of views, location and aspects.

The popularity of Belle Eden has delivered exhilarating growth. Over a two hundred new homes have been built and upon completion Belle Eden will be home to a vibrant village community, with dozens
of exclusive precincts and around three thousand people will eventually call Belle Eden home.

Enquire online now to discover more about this master planned community, created to enhance the areas beauty and life.

*The information provided is for use as an estimate only and potential purchasers should make their own enquires to satisfy themselves of any matters*

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any*

*responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*