

## 100a First Avenue, BELFIELD, NSW 2191

### A Rare Parkside Sanctuary with Resort-Style Living and Endless Possibilities

Enjoy direct gated access to the lush grounds of Rudd Park-an exceptionally rare feature that transforms the park into your own extended backyard. More than just a picturesque outlook, it becomes your private playground, walking track, fitness space, and tranquil retreat, all accessed directly from your rear gate.

Designed for modern living and effortless entertaining, the stunning designer kitchen forms the heart of the home. A substantial stone breakfast island, bespoke soft-close cabinetry, and premium appliances are complemented by floor-to-ceiling windows that frame the surrounding greenery and flood the interiors with natural light.

Step outside to your own resort-style oasis. The expansive, child-friendly backyard features an oversized concrete in-ground swimming pool surrounded by level lawns, creating the perfect setting for summer gatherings, weekend barbecues, and memorable family celebrations.

Positioned on a generous 739sqm (approx.) parcel with a wide frontage, this property presents exciting scope for the future. Explore the possibility of a second-storey addition to further enhance the park vistas or create your dream luxury residence in the years ahead (STCA).

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P197493

**SALE DETAILS**

**For Sale**

**CONTACT DETAILS**

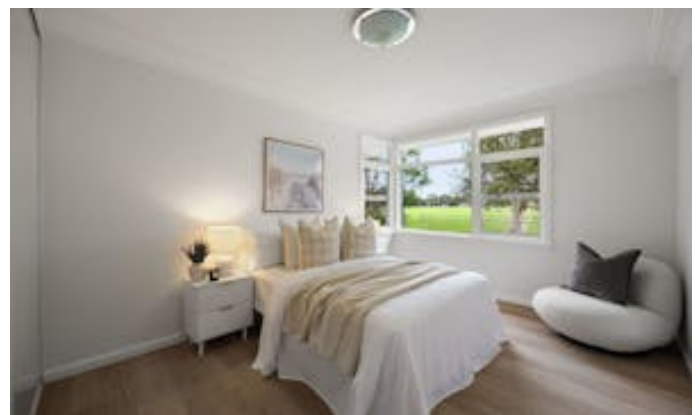
**Vera Tu**  
0420 770 177

## Property Highlights

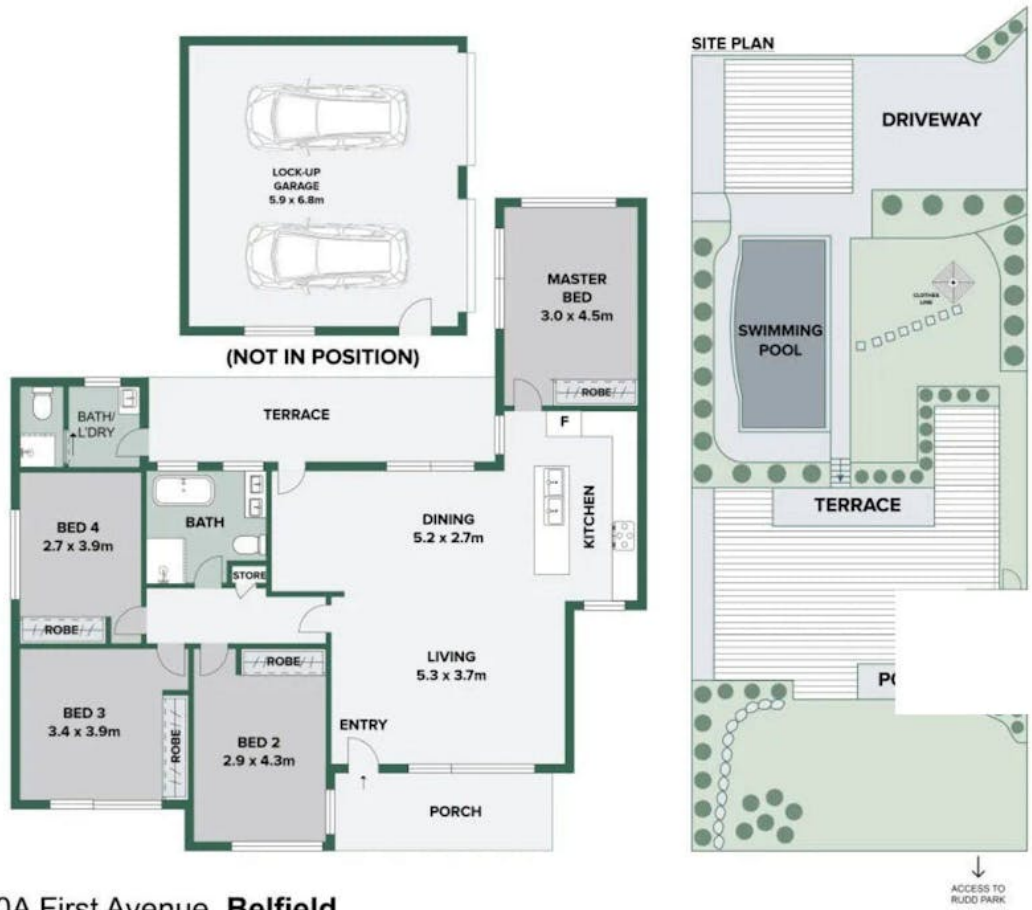
- Direct gated access to Rudd Park with uninterrupted parkland views from both living and bedroom zones
- Generous 739sqm parcel with wide frontage and exciting scope to further enhance (STCA)
- Designer kitchen with stone island bench, custom cabinetry, and premium appliances
- Oversized concrete in-ground swimming pool with expansive level lawns
- Four generous bedrooms, all with built-in wardrobes
- Ducted air conditioning, polished timber floorboards, and modern LED lighting throughout
- Energy-efficient 10kW solar photovoltaic system helping to reduce ongoing electricity costs
- Covered front and rear verandas providing seamless indoor-outdoor entertaining
- Peaceful family-friendly setting with direct access to open green space

Conveniently located within walking distance of St Michael's Catholic Primary School, local caf  s, parks and public transport, this exceptional residence delivers an enviable combination of lifestyle, privacy and future opportunity.

- Land Area 739.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage







100A First Avenue, **Belfield**

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 THE SO GROUP  
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| APPROXIMATE AREAS   |         |
|---------------------|---------|
| Total Internal Area | 125 sqm |
| Land                | 740 sqm |

Plan provided by Flex Media. Furniture placement is indicative only. Scale in metres. All information contained here is gathered from sources which are believed to be reliable and accurate. Plan is indicative only and all dimensions are approximate. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.