



**56 Bournville Road Rathmines NSW**

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Set on a large 797m<sup>2</sup> in the lakeside suburb of Rathmines, this 2017-built Montgomery home was designed with comfort and space in mind.

A brilliant split-level floorplan with multiple living areas and outstanding kitchen is beautifully complimented by a covered entertaining area, perfect for social gatherings with family and friends.

Features include, but are not limited to:

? Four modern and generously sized bedrooms, appointed with walk-in robes, air-conditioning and ceiling fans.

? Outstanding master bedroom featuring air-conditioning, ceiling fan, large ensuite and walk-in robe.

**Price** : \$ 1,000,000  
**Land Size** : 797 sqm  
**View** : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/rathmines/residential/house/7247528>



**Ben Wrigley**  
1300 322 366



**Jayse Russo**  
(02) 4973 2775



UPPER FLOOR PLAN



MID/LOWER FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

INTERNAL AREA : 254 SQM  
EXTERNAL AREA : 22 SQM  
TOTAL AREA : 276 SQM

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