

## 6 Campbell Lane

Bella Vista, Ar 72715



**List Price:** \$397,500

**MLS#:** 1330460

**Beds:** 3

**Baths Full:** 2

**Garage:** 2

**Square Feet:** 1,971

**Price / Square Foot:** \$201.67

**Subdivision:** Dunvegan Sub Bvv

**Type:** Residential

**Built:** 1993

**County:** Benton

**School:** Gravette

### Description

Tucked in Dunvegan near Loch Lomond, this refreshed single-level home is truly move-in ready. You'll love the open, light-filled layout with updated LVP flooring, quartz counters, modern fixtures, and a gas-log fireplace anchoring the main living area. The split bedroom design gives the private main suite a tiled walk-in shower, dual sinks, and walk-in closet, while two additional rooms, one can be used as a flexible guest/office wing. A bright sunroom adds extra space for an office, workout area, or second living space overlooking a rare flat backyard that actually works for pets, play, gardening, or a firepit. Outside you'll find an attached 2-car garage, extra gravel parking for guests, a boat, or trailer, and easy curb appeal. Minutes to Hwy 71, Tunnel Vision and Lago Vista MTB trails, lakes, golf, pools, and Bella Vista club amenities—ideal for soaking up the NWA lifestyle year-round.

### Property Details

Lot Size	0.29 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, EatInKitchen, QuartzCounters, SplitBedrooms, Storage, WindowTreatments, SunRoom
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Microwave,SmoothCooktop, PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	GasLog,LivingRoom
Listed By	Collier & Associates- Rogers Branch