

**1/22 Kyneton Street, Belmont, NSW 2280**

 LJ Hooker Belmont

**Sold Villa**

Tuesday, 12 March 2024

1/22 Kyneton Street, Belmont, NSW 2280

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Steven Georgalas

0249458600

**\$590,000**

Nestled in a serene and well-maintained over 55's complex, this 2-bedroom, 1-bathroom townhouse offers comfort and convenience in the heart of Belmont. Ideal for those seeking low-maintenance living or a cozy space for a small family, this residence stands out as the closest townhouse to the street, ensuring easy access and a welcoming ambiance. With a north-east facing orientation, natural light floods the interior, creating a warm and inviting atmosphere throughout the day. The living area is spacious, providing ample room for relaxation and entertainment. Both bedrooms are generously sized to accommodate various lifestyle needs, and the bathroom features a separate bath and shower for added convenience. The secure double lock-up garage provides ample space for parking and storage, offering peace of mind and convenience for residents. Only 800m away, residents can enjoy the popular Belmont Lake Baths and explore the vibrant atmosphere of cafes like the newly established "Good One" Cafe (formerly "Common Circus"). Just 500m from "Belmont Central," residents have easy access to all essential amenities. Experience the tranquillity of suburban living while remaining close to urban conveniences, making this townhouse an ideal retreat for modern living. Council Rates: Approx. \$1,900 p.a. Water Rates: Approx. \$759.51 p.a. (We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)