

# 1/26 Settlement Road, Belmont, Vic 3216



## House For Sale

Tuesday, 27 February 2024

1/26 Settlement Road, Belmont, Vic 3216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 307 m2

Type: House



Rachael Taylor  
0411429186



Nyree Cartwright  
0432413488

**\$535,000 - \$585,000**

Completely updated inside and out and sitting on a comfortable 307m<sup>2</sup> block (approx) this home presents a fantastic opportunity for the astute investor, first home buyer or downsizer. Perfectly positioned close to public transport, High Street Shopping precinct, Waurn Ponds Shopping Centre, zoned to the sought after Belmont Primary School and Belmont High School, Deakin University, Epworth Hospital and the M1 taking you to Melbourne in just under an hour. A short drive away takes you straight to Torquay and the Surf coast making this fantastic position one to envy. Offering a practical floor plan and an abundance of natural light, this home is comprised of two generous sized bedrooms, with the option of a 3rd bedroom or home office depending on your requirements. - Spacious light filled open plan kitchen, living, dining with split system heating & cooling and sliding stacker doors to the fully fenced private backyard- Well sized updated kitchen, Westinghouse 900mm upright stainless steel oven and dishwasher- Separate lounge room with split system heating & cooling- Two generous sized bedrooms with freestanding wardrobes- Second living room or the option of a 3rd bedroom/home office- Updated central bathroom with separate toilet - Ceiling fans - Double glazed windows- New carpet throughout- High secure fences - Private & secure front yard- Fully landscaped with low maintenance established gardens - New roof, updated switchboard - having been recently renovated all the hard work has been done! - Secure private back yard with remote lock up garage and garden shed Don't miss your opportunity to inspect this little gem, it will surely delight and genuine offers will be considered.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.