

**1/33 The Avenue, Belmont, Vic 3216**



**Sold Townhouse**

Wednesday, 20 March 2024

**1/33 The Avenue, Belmont, Vic 3216**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 433 m2**

**Type: Townhouse**



Deane Hughes  
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**\$605,000**

Nestled in a serene street in the highly coveted river precinct of Belmont, this property offers a harmonious blend of low-maintenance living and spaciousness. The moment you step inside, the delightful view of the leafy street and the spacious living area creates a tranquil and welcoming atmosphere. The centerpiece of the home is the tastefully updated kitchen, featuring granite benchtops, modern appliances, ample cupboard space, a walk-in pantry, and a picturesque view over the elevated terrace. This area seamlessly transitions into the expansive living and dining room, which also opens onto the terrace, perfect for family gatherings or enjoying a morning coffee while overlooking the trees. The accommodation comprises a generously sized master bedroom with polished timber flooring, a walk-in robe and ensuite, along with two additional bedrooms boasting built-in robes, all serviced by a central bathroom with a separate toilet. Outside, you'll discover a charming rear alfresco area that leads to the low-maintenance yard with its gardens, rotary clothesline, two water tanks, and plenty of space for children and pets to play. Noteworthy features include an 18-panel Solar PV System, a convenient European-style laundry, gas central heating, split system air conditioning, and a double garage with dual roller doors. Situated within a short walk to the Barwon River and its scenic walking tracks, as well as the vibrant Highton Village and High Street shops, this property offers easy access to inviting cafes, restaurants, boutique retail stores, and all essential amenities. Ideal for first home buyers, families, or investors of all ages, this home is also conveniently located near Roslyn and Belmont Primary Schools, Belmont High School, school and public bus routes, GMHBA Stadium, and the Geelong CBD. Don't miss the opportunity to inspect this property - call today to arrange a viewing!