

**1/49 Oberon Drive, Belmont, Vic 3216**

compton

**Unit For Sale**

Friday, 3 May 2024

1/49 Oberon Drive, Belmont, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brad Seller  
0418561939



Tyson Myers  
0437661353

**\$469,000 - \$499,000**

This two-bedroom unit is perfectly positioned a short walk to the Waurm Ponds Creek! The original interiors invite you to move straight in or update with a contemporary touch. A raked ceiling with exposed timber beams adds character to the living/dining zone, while the kitchen is well equipped with a built-in pantry and cooking appliances (oven, gas cooktop, rangehood). The neighbouring trees create a wonderful sense of privacy in the courtyard, which provides a casual setting to kick back and relax. • ? Generous front yard makes a charming first impression as you enter the property • ? Two bedrooms with built-in robes share close access to the combined bathroom/laundry • ? A gas wall heater and split-system air conditioner keep you comfortable • ? The single garage features internal access • ? For the investors, our team has estimated the current rental value of the property is \$400-420 per week This quiet neighbourhood also places you within walking distance to public transport, Wangala Primary School & the Winter Reserve sporting grounds. The Waurm Ponds Creek walking trails provide a scenic route to Waurm Ponds Shopping Centre, while the vibrant High Street shopping precinct is moments away. The Surf Coast Highway invites you to enjoy the region's finest beaches, while easy Ring Road access is ideal for Melbourne commuters.