

**1 Aylward Street, Belmont, NSW 2280**

**Raine&Horne.**

**House For Sale**

Thursday, 4 April 2024

1 Aylward Street, Belmont, NSW 2280

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 3**

**Area: 657 m2**

**Type: House**



Lisa Borstel

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## Guide \$1,350,000 - \$1,400,000

Embrace a prosperous future with this exceptional investment opportunity in Belmont, offering a versatile property with a three-bedroom unit, a two-bedroom unit, and a one-bedroom granny flat, all individually metered and presenting strong rental income potential with dependable tenants.

**Unit 1** Three spacious bedrooms, two with built in robes. Main with ensuite Living area Separate dining area Good sized kitchen Main bathroom Single enclosed carport with internal access Internal laundry Fully fenced yard Water views Separately metered

**Unit 2 - Upstairs** Two spacious bedrooms both with built in robes. Main with ensuite Living area Separate dining area Internal laundry Good sized kitchen Fully fenced yard Main bathroom Water Views

**Unit 2 Downstairs - Granny Flat** One bedroom Living room Kitchenette Combined laundry and bathroom Storage Double garage

**Investment Benefits**

- Water Views
- Convenient location near cafes, restaurants, clubs, and Lake Macquarie
- Spanning a 657.6sqm block with ample possibilities
- Consistent rental income stream with potential for growth
- Ideal for live-in-one, rent-out-the-other strategy or multigenerational living
- Future-proof investment with lucrative prospects

Don't miss out on this opportunity to add a valuable property to your investment portfolio. Embrace the status quo or enhance the property's value through strategic renovations. Your gateway to a lucrative and secure tomorrow awaits with this versatile investment gem in Belmont.