

# 1 Brahman Close, Belmont, Vic 3216

## House For Sale

Friday, 10 May 2024



1 Brahman Close, Belmont, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 681 m2

Type: House



Tony Moorfoot  
0419789112



Aly Boland  
0423861667

**\$620,000 - \$650,000**

Set on an expansive 681m<sup>2</sup> (approx.) corner allotment, this original home offers numerous options to the astute purchaser to update, extend, subdivide or develop (STCA) in a quiet family friendly pocket of Belmont. Situated in a peaceful cul de sac, only steps away from Brahman Reserve Playground, surrounded by excellent primary and secondary schools, local walking trails, sporting and recreational facilities, less than 5 minutes from Waurm Ponds shopping and entertainment precinct, with easy access to Deakin, the Ring Road, Marshall and Waurm Ponds Stations, the city and coast, this location offers a wide appeal for those looking for lifestyle or a quality investment. Neatly presented, the classic brick veneer has been well maintained. Off the entry, a welcoming living room features split system heating and cooling plus ceiling fan for year-round creature comforts. The adjoining kitchen and meals area enjoys an outlook the backyard. The well-appointed kitchen features quality timber cabinetry, 600mm freestanding oven and cooktop, and generous storage. The master bedroom features built-in robes and ensuite, and two further bedrooms are serviced by a central family bathroom with updated shower, and separate wc. Outside, a pergola with established vines and fernery offers a private and tranquil space to relax or entertain. A long driveway and carport allow for plenty of off-street parking, plus rear shedding and a water tank add to the well-functioning facilities of the property. An exceptional offering to the market with endless scope to add value, this is an outstanding opportunity to enter the ever-popular Belmont market with considerable potential for future reward.