

**11 Downshire Road, Belmont, Vic 3216**

**buxton**

**House For Sale**

Wednesday, 31 January 2024

**11 Downshire Road, Belmont, Vic 3216**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 778 m2**

**Type: House**



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**\$900,000 - \$950,000**

Set in a tightly held riverside pocket, on an expansive 778m<sup>2</sup> (approx.) allotment, this charming mid-century home has been tastefully updated and immaculately presented, offering you the rare opportunity to enter this sought after zone of premium Belmont. Superbly positioned a short stroll from the banks of the Barwon, within walking distance of local cafes, Highton Village, High Street shopping strip, parks, reserves, Roslyn Primary and Belmont High, less than 10 minutes from the city and Ring Road, enjoy a tranquil riverside atmosphere with all amenities at your fingertips. Behind established gardens, the mid-century façade and patio forms a captivating introduction to the home. Stepping into the entry, polished timber floors and a chic neutral colour palette introduce the stylish theme within. The open plan kitchen, dining and living area features large north facing windows, allowing natural light to flow throughout. The updated kitchen includes stone benchtops, 900mm oven and cooktop, dishwasher, ample storage and bench space, and is centrally positioned for easy entertaining indoors and out. A study nook in the living provides a fantastic space to work from home. Comprising three bedrooms, the master enjoys a picturesque garden outlook, with bedside pendants, built-in robes and a tastefully updated ensuite presented in contemporary finishes with frameless walk-in shower, modern vanity and quality fittings. Two further bedrooms include built-in robes, serviced by a modern family bathroom and separate wc. Outside, the large block offers a selection of spaces to relax, play and entertain amongst lush established trees. A well designed fire pit area includes built-in seating, providing a private space to gather with friends and family. A large lawn area leads to the kids' zone, complete with sandpit, slide, and in-ground trampoline, accommodating hours of fun in a secure environment. A separate studio features a well-equipped kitchenette with sink facilities, gas cooktop, rangehood and modern cabinetry, providing a versatile space that could be used as a guest room, office, teenage retreat or second living area, according to your needs. The long driveway allows for excellent off street parking, and shedding at the rear provides for generous storage. Few locations can match the lifestyle on offer at this address, so don't miss this window of opportunity to secure your future in this outstanding property! Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.