

**11 Hawthorn Avenue, Belmont, Vic 3216**



**Sold House**

Monday, 30 October 2023

11 Hawthorn Avenue, Belmont, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 410 m2**

**Type: House**



Matthew Hunt

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Brittany King

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## Contact agent

Located in the highly sought-after river-precinct of Belmont, this delightful classic red brick residence is simply an opportunity that cannot be missed. This quality home has been updated throughout and offers a range of possibilities, functional floorplan and the perfect location. Sitting on the cusp of convenience within walking distance to High Street Shops and the Barwon River, this home is ideal for anyone seeking day to day convenience and an enviable lifestyle. Bursting with charm and offering two spacious bedrooms and a central bathroom plus additional separate toilet. The open plan living, kitchen and dining area flows out to the undercover entertaining area and spacious yard, creating an amazing sense of space. Features include a single car garage, rear lane access, gas cooktop, electric oven, ducted heating, evaporative cooling and storage shed outside, all situated on a 410m<sup>2</sup> approx. allotment. A prized location in Riverside Belmont near walking tracks, parklands and playgrounds, public transport, Belmont Primary School, Belmont High School and High street shopping. Only moments to the Geelong CBD, South Geelong train Station, Wairn Ponds shopping, Aquatic Centre and the Ring Road taking you to Melbourne in under an hour. A special residence that requires your inspection!