

12 Downshire Rd, Belmont, Vic 3216



Sold House

Monday, 6 November 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 742 m2

Type: House



Rachael Taylor

0411429186

\$1,170,000

Sitting in an elevated position with views of the Barwon River, this elegant home promises effortless, relaxed living in a location to envy. Built over two stunning levels, currently set up as a self-contained apartment downstairs, this residence is offering a lifestyle with all the perks right in the heart of Belmont. A total of five bedrooms, three bathrooms, 2 kitchens, multiple living zones, and outdoor entertaining options for all year round entertainers. Just a short stroll down the road to the popular Highton Village, offering inviting cafes, restaurants, retail stores and daily amenities. The Barwon River walking track is across the road and a few minutes walk to Barwon Valley Fun Park Playground, a great place to catch up with family and friends for a bbq on a warm summers night. Roslyn & Highton Primary Schools, Clairvaux Catholic School, Belmont High School and Christian College are all within minutes. Highton Reserve also offers a playground, tennis courts, lawn bowls, cricket oval & practice nets and home of the Geelong Falcons Football Club, all within walking distance. Easy access to High Street shops, Belmont Village, Geelong CBD, Geelong Ring Road, Deakin University and Epworth Hospital make this central Belmont location one to be desired. If you are looking for a home that offers independent living for teenagers or multigenerational families, do not miss your opportunity as homes like this a very rare to find especially in such a highly desired location, right on the banks of the river. Also the perfect investment opportunity to rent out the downstairs apartment for a long term tenant or AirBnB.

ENTRY LEVEL

- Elegant entry with solid timber floors
- Light filled living room with gas log fire and sliding door access to the balcony
- Spacious kitchen and dining zone with split system heating & cooling, stone bench tops, large island bench, 900mm upright oven, sleek canopy rangehood, Fisher & Paykel double drawer dishwasher
- Master bedroom with built in robes and updated ensuite with stone bench top, floor to ceiling tiles & frameless shower
- Spacious bedrooms 2 & 3 with built in robes
- Updated central bathroom with stone bench top, floor to ceiling tiles, frameless shower and bath, separate toilet
- Large laundry with ample storage
- Private balcony with beautiful views across the river
- Beautifully maintained backyard and shed
- Double garage with rear door access to the backyard
- 3KW Solar Panel System
- Ducted central heating

DOWNSTAIRS

- Currently rented as separate apartment but can be easily turned back to one whole residence
- Spacious living room with gas heating and direct access to the undercover alfresco entertaining zone and secure front yard
- Bedrooms 4 & 5 both with electric heating
- Updated kitchen with gas cook top, 600mm oven and dishwasher
- Dining area
- Bathroom with double shower and toilet
- Laundry and under house storage

self you have been searching for a large family home and/or an investment opportunity in central Belmont, look no further than 12 Downshire Road Belmont. This beautiful home won't last long, so make sure you inspect ASAP! *All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.