

**12 Morris Street, Belmont, Vic 3216**

**buxton**

**House For Sale**

Wednesday, 28 February 2024

12 Morris Street, Belmont, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 511 m2**

**Type: House**



David Gray  
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Bridget Feery  
0409551320

**\$695,000 - \$755,000**

Located a short walk from schools and the Barwon River, this home promises a blissful lifestyle in a prized pocket of Belmont. Fresh white walls and polished floorboards enrich the interiors, with decorative plasterwork adding a touch of irresistible character. The open plan living/dining zone creates the centrepiece of the home, where parents can relax on the couch as they watch the little ones play in the backyard. The kitchen is well equipped with a F&P dishwasher and Westinghouse cooking appliances (wall oven, 5-burner gas cooktop, 900mm rangehood). Two bedrooms with built-in robes share close access to the renovated bathroom, which exudes contemporary style with an open shower and semi-attached bathtub. The north-facing sunroom opens onto the backyard, while the laundry and powder room complete the layout. Ducted heating, a split-system air conditioner and ceiling fans ensure year-round comfort. The front and backyard create a spacious setting for children to run and play, with espaliered fruit trees lining the front fence. The driveway provides off-street parking, with the storage shed boasting an adjoining office space. After you've started the day with a riverside stroll, you can head to the popular That Place Patisserie and Café for your morning coffee. Belmont Primary School and Belmont High School are within easy walking distance for families, while both Highton Village and the High Street shopping precinct leave you spoilt for choice with shopping and dining options.