

13 HAWTHORN AVENUE, Belmont, Vic 3216



Sold House

Wednesday, 16 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 587 m2

Type: House

Contact agent

Nestled within the coveted neighborhood of Belmont, 13 Hawthorn Avenue presents an extraordinary opportunity that dreams are made of. With its sprawling land size of approximately 589m², this cherished home offers buyers endless possibilities, whether it's transforming it into your dream family abode or exploring its development potential (subject to council approval). Situated just a leisurely stroll away from the vibrant heart of High Street, convenience becomes a way of life. Indulge in a plethora of cafes, shops, and renowned big-brand stores without venturing far from home. The morning school run is a breeze with Belmont P.S. located within 600 meters from your front door. For nature enthusiasts, the picturesque Barwon River walking trails are yours to enjoy at your leisure, with the footbridge providing easy access to GMHBA Stadium and the charming river-end Pakington Street. Food lovers will relish the proximity to the popular Bistrot Plume and That Place Patisserie & Café, where French cuisine delights await just a short walk away. Step inside, and you'll be greeted by the timeless charm of high ceilings and sash windows that grace the original interiors. The lounge offers a serene view of the leafy front garden, while the dining room boasts built-in storage for added convenience. The well-equipped kitchen features a built-in pantry, cooking appliances, and a stainless steel dishwasher. Adding character to the home, the sunroom with slate flooring beckons you to relax and take in the beauty of the gorgeous backyard. Two bedrooms with built-in robes provide comfortable living, and the versatile study can easily transform into a third bedroom as per your needs. Completing the layout are the laundry and a separate toilet. Stay cozy throughout the year with a gas wall heater and ceiling fans. Embrace the allure of outdoor family living within the spacious backyard, adorned with established gardens. Imagine picking fresh produce from the abundance of fruit trees and veggie gardens, creating a farm-to-table experience in your own backyard. The back gate conveniently opens onto a rear lane, providing easy access to High Street. Ample off-street parking includes a single garage with room for a workshop, and astute buyers will also recognize the potential to create vehicle access via the rear lane (subject to council approval). This superb opportunity is not one to be missed, so act swiftly to secure your dream lifestyle at 13 Hawthorn Avenue, Belmont! Book your inspection today, as opportunities like this are few and far between.