

**17 The Avenue, Belmont, Vic 3216**

**House For Sale**

Tuesday, 30 January 2024

17 The Avenue, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1011 m2**

**Type: House**



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**Indicative Price \$1,050,000 - \$1,150,000**

Located in a premium street on an abundant allotment of 1,011m<sup>2</sup> approx, this 3 bedroom home is the perfect place to invest in your future and family. With a charming curb-side appeal and grand proportions you instantly feel at home once you set foot inside. The kitchen overlooks the sunny rear yard; there is a large separate lounge and all bedrooms have built-in-robos. The classic family bathroom has a bath and a separate shower, there is also a separate laundry room and toilet. Outside the house faces north-east, which means plenty of winter sun when the sun is lower in the sky and a big backyard ideal for kids and pets to play. There is a wonderful entertaining area ideal when friends and family come over and garaging with the bonus of a workshop. Would suit families, investors, and a possible development opportunity (STCA). Walking distance to local schools, shops, bus stops and the beautiful Barwon River. Your opportunity awaits to create something amazing!