

**2/10-12 Kinnon Avenue, Belmont, Vic 3216**

**buxton**

**Unit For Sale**

Friday, 9 February 2024

2/10-12 Kinnon Avenue, Belmont, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Roger Pedretti  
0408886568



Matt Hunt  
0433176611

**\$489,000 - \$519,000**

Impeccably designed to offer modern light-filled living in a low-maintenance setting, this quality home represents an exceptional lifestyle or investment opportunity in one of our most sought after suburbs. Situated within walking distance of local shops, parks, reserves and sporting facilities, only 5 minutes (approx.) from all the shopping, cafes, entertainment and amenities of both the High Street strip and Waurin Pond Shopping Centre, moments from the Surfcoast Highway for easy access to the coast, 5 minutes (approx.) from Marshall Station, and less than 10 minutes from the CBD, this location offers outstanding accessibility to all amenities for easy and enjoyable living. Neatly presented, the home is designed in a timeless style. Stepping inside, light interiors and modern flooring offer a stylish introduction within. Off the entry, two generous bedrooms include built-in robes, serviced by a spacious central bathroom, tastefully presented in classic white, with bath, separate shower, modern vanity, quality fittings and a separate wc. The open plan kitchen, dining and living area features north-facing windows allowing natural light to flow throughout. The well-appointed kitchen is equipped with stainless steel appliances including 600mm oven, gas cooktop, near new Bosch dishwasher, quality cabinetry, excellent storage provisions and ample bench space. The dining area opens up to an undercover alfresco, providing a private space to enjoy the outdoors or entertain, overlooking the low-maintenance yard. Central heating plus split system heating and cooling make for comfortable living all year round. A large laundry with storage, plus additional linen closet, and single remote garage with direct internal access, all contribute to the fantastic functionality of this home. Immaculately maintained and ready to be enjoyed, this is an exceptional opportunity to secure quality real estate in the ever popular suburb of Belmont. Be quick to inspect!