

**2/2 Kinnon Avenue, Belmont, Vic 3216**

**Townhouse For Sale**

Thursday, 13 June 2024



2/2 Kinnon Avenue, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Aly Boland  
0423861667



Tony Moorfoot  
0419789112

**\$570,000 - \$620,000**

Designed to offer elegant style, quality finishes and functional living in a low maintenance setting, this immaculately presented home represents an exceptional opportunity to enter the popular Belmont market. Conveniently situated within walking distance of local shops and amenities, parks, sporting facilities, 5 minutes (approx.) the vibrant High Street shopping strip and Waurin Pond Shopping Centre, with easy access to Marshall Station, the Surfcoast Highway, and less than 10 minutes from the CBD, this property offers outstanding value as a lifestyle home or quality investment. Set back from the road, the home enjoys a secluded setting. Stepping within, a central hallway reveals light filled interiors, modern flooring and quality finishes throughout. The master bedroom is positioned off the entry, featuring walk-in robes and ensuite tastefully presented in a neutral palette with quality fittings. Two further bedrooms include built-in robes, serviced by a contemporary main bathroom and separate wc. The open plan living at the rear of the home is oriented to capture north facing light, offering an inviting space for everyday living and easy entertaining. The well-appointed kitchen features stone benchtops, quality stainless steel appliances including 600mm oven, gas cooktop, dishwasher, excellent storage provisions and elegant pendant lighting. Ducted heating and evaporative cooling keep you cosy or cool throughout the seasons. Outside, the north facing rear yard is well connected with the living, featuring a paved entertaining area, low maintenance gardens, and a large side lawn area offering a secure space for the kids or pets to play. The double remote garage includes direct internal entry for secure and convenient access to the home. Beautifully presented throughout, this is a fantastic opportunity to secure a move in ready home in an established, family friendly pocket. Inspection will impress, don't delay!