

**2/4 Settlement Road, Belmont, Vic 3216**



**Sold House**

Wednesday, 28 February 2024

2/4 Settlement Road, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 2**

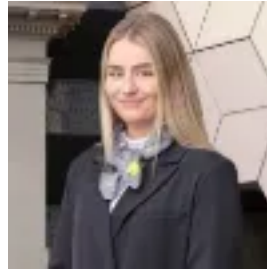
**Parkings: 2**

**Area: 252 m2**

**Type: House**



George Politis  
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Mollie Chandler  
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**\$615,000**

This exceptional townhouse presents a smart layout, making it an ideal choice for those seeking a downsized home without compromising on location, quality, or space. Conveniently situated at the rear of the block on a quiet side street, you can enjoy a private lifestyle while still being just moments away from the High Street Shopping Precinct, Surf Coast Highway, and the picturesque Barwon River. Upon entering, you will be greeted by a spacious and well-designed floor plan. The impressive kitchen boasts ample bench and cupboard space, overlooking the open-plan living and dining area that is filled with an abundance of natural light. Step outside and discover a low-maintenance and highly private backyard, providing the perfect setting for effortless entertaining. The outdoor space is accessible from both the main living area and the master bedroom, allowing for seamless indoor-outdoor living. The home is complete with three generously sized bedrooms, including a master bedroom with a walk-in robe and ensuite, offering a peaceful view of the outdoors. The remaining two bedrooms feature built-in robes and are serviced by a main bathroom and separate toilet. Notable features of this property include a double lock-up garage with internal access, ducted heating for year-round comfort, and a split system air conditioning unit. Don't miss the opportunity to make this exceptional townhouse your own. Contact us today to arrange a viewing and experience the perfect blend of convenience and quality living. Discover the perfect blend of comfort and convenience in this charming 3-bedroom, 2-bathroom, 2-car garage home nestled on a tidy 252m<sup>2</sup> parcel of land. The master bedroom of this delightful abode welcomes you with its well-sized walk-in robe and ensuite, ensuring your daily retreat is nothing short of luxurious. Meanwhile, the two additional bedrooms, complete with built-in robes, are thoughtfully designed to accommodate your family or guests, and they're serviced by the main bathroom with a separate toilet for added convenience. As you step inside, the well-designed floor plan unfolds before you, revealing a spacious open-plan living area that invites abundant natural light to fill the space. It's the ideal spot for both relaxation and entertainment. For year-round comfort, you'll appreciate the inclusion of ducted heating, ensuring cozy winters and pleasant evenings, while a split-system air conditioning unit offers the flexibility to keep your living spaces cool during the warmer months. Located just moments away from the vibrant High Street Shopping Precinct, the accessible Surf Coast Highway, and the serene Barwon River, this property's location is truly unbeatable. Whether you're looking to downsize, invest, or make your first step into the housing market, this home offers a fantastic opportunity to embrace a low-maintenance lifestyle without compromising on comfort and quality. Don't miss your chance to own this wonderful property. Contact us today to arrange a viewing and take the first step toward enjoying the relaxed living that 2/4 Settlement Road, Highton has to offer.