

# 2 Armitage Court, Belmont, Vic 3216

## House For Sale

Wednesday, 12 June 2024



2 Armitage Court, Belmont, Vic 3216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Matthew Pearce  
0425749326



Matt Hunt  
0433176611

**\$589,000 - \$629,000**

This is the ultimate “roll up your sleeves and reap the rewards” home and with so much on offer at this price in this outstanding location it will not last long! Set on an impressive allotment of approximately 700 square metres in the heart of Belmont this original home has everything the astute first home buyer looking to enter the market at an affordable price is searching for with 4 spacious bedrooms, master with built in robes and full ensuite, large separate living room and open plan kitchen, meals and rear living area that overlooks a north facing rear yard that is just waiting for the green thumb of the family to make their mark on it, The original “retro” kitchen is still fully functional and is fitted with electric oven, cook top, rangehood and dishwasher along with pantry and plenty of cupboard and bench space while the adjoining intelligently designed laundry has direct access outside. The two car garage is safe and secure and as an added bonus there’s extra car parking available along the wide driveway and for those that require public transport there’s a bus route that will take you the 5 minute trip to Waurin Ponds Shopping centre or to all that High Street Belmont has to offer located nearby. Another major positive of the location of this family home has to be the proximity to schools, local shops and sporting facilities along with Leisurelink within a 5 minute drive while the keen investor will love the proximity of Deakin University being only 10 minutes away. Whether it be the home that starts your ownership dream or your road to an investment portfolio this one will definitely send you on your way with a bit of hard work, some elbow grease and an eye for all that can be achieved and with a solid blank canvas waiting for the right owner to bring it up to a modern standard it has to appeal to any serious purchaser; get in quick and make it yours!