

# 20/46 Brooks Parade, Belmont, NSW 2280

 LJ Hooker Belmont

## Unit For Sale

Wednesday, 8 May 2024

20/46 Brooks Parade, Belmont, NSW 2280

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 94 m2**

**Type: Unit**



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## Preview

Nestled within the iconic "Belmont Towers," this exceptional 1-bedroom apartment offers a serene retreat with breathtaking water views. Boasting proximity to the lake's edge, this residence promises tranquillity and convenience like no other. This apartment is the closest you can possibly get to the lakes edge, offering water views from every part of the apartment overlooking the lake. Enjoy enhanced security with secure entry and FOB access for owners only. The main living area features a ceiling fan and sunroom overlooking the water, providing a cozy atmosphere for relaxation – the perfect start and end to your day. The kitchen is equipped with electric cooking facilities and ample storage space, ensuring meal preparation is a breeze – in addition to this, block out blinds allow potential buyers the option for enhance privacy and climate control, assisting with cooling the home. Unwind in the spacious bedroom, complete with a built-in mirrored wardrobe and plenty of room for a king-size bed and additional furniture. The combined laundry and bathroom offer practicality and space, featuring a standalone shower. With excellent rental return potential, this apartment presents a lucrative investment opportunity. Conveniently located, you will find cafes on the same street and Belmont Central a mere 450m away, providing easy access to amenities and entertainment. Apartments this close to the water are a rare find – contact us today for a private viewing or attend one of our open homes to see it for yourself! Council Rates: Approx. \$1,425 p.a. Water Rates: Approx. \$759.51 p.a. Strata Levies: Approx \$1223.26 p.a. (We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)