

**21 Belcher Street, Hamlyn Heights, Vic 3215**

**GARTLAND**

**Sold House**

Wednesday, 20 September 2023

21 Belcher Street, Hamlyn Heights, Vic 3215

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 764 m2**

**Type: House**



Will Ainsworth  
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**\$845,000**

Occupying approx. 764m<sup>2</sup>, this charming home is the perfect place to create family memories. Polished floorboards and high ceilings enrich the interiors, which make you feel right at home. The front lounge is graced with an open fireplace, while upstairs is home to the open plan living/dining/kitchen zone. You'll love that this spacious setting opens onto the balcony, where you can admire an elevated outlook towards the sparkling bay waters. The timber kitchen features a step-in pantry, dishwasher and cooking appliances (wall oven, electric cooktop, rangehood). The main bedroom boasts built-in robes and direct access to the bathroom, which features a spa bath. Three additional bedrooms (two with built-in robes, one with access to the rear verandah) complete the downstairs level, along with the second toilet and laundry with storage. You'll be in comfort all year long thanks to ducted heating, a wall heater, two split-system air conditioners, an air conditioner and ceiling fans. Home to gorgeous gardens, the spacious backyard creates your very own private wonderland. Children can run and play to their heart's content, while the orchard and veggie gardens will delight green thumbs. Ample parking includes a remote single garage with a workbench and rear roller door. This family-friendly neighbourhood places you a short stroll from public transport, the Vines Road shops and Vines Road Community Centre. A variety of schools and private colleges are close by, including Hamlyn Banks Primary School and Western Heights College within walking distance. Local walking trails and sporting grounds entice you to venture outdoors, while easy Ring Road access keeps you connected to both Melbourne and the Surf Coast. Potential rent return at \$520 - \$540 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.