

22 Fairbrae Avenue, Belmont, Vic 3216

Sold House

Wednesday, 25 October 2023



22 Fairbrae Avenue, Belmont, Vic 3216

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 727 m2

Type: House



Tony Moorfoot
0419789112



Aly Boland
0423861667

\$842,000

Situated in one of Belmont's most highly sought after streets, this original home set on an elevated 727m² (approx.) allotment, offers endless possibility for the astute purchaser with scope to update, renovate, extend, subdivide, develop (STCA) or simply move in and enjoy the spectacular surrounds. Superbly situated within walking distance of all the cafes, shopping and amenities of Highton Village, the Barwon River, Roslyn Primary and Belmont High, local parks, reserves and sporting facilities, with easy access to the Ring Road and CBD, this address places you in the heart of one of our most desirable lifestyle pockets. Lovingly maintained, established gardens and a charming weatherboard façade welcome you on arrival. Inside, the entry hall leads to a formal lounge showcasing original features including brick mantel, timber shelving and ornate cornice, and a picturesque outlook with views across to Highton. The floorplan flows effortlessly through to the dining area, with bifold doors opening up to the central kitchen which features an original wood stove, plus 600mm freestanding oven and cooktop, dishwasher, servery window to the second living, and the perfect vantage point to overlook the backyard. The second living includes north facing windows for excellent natural light and a great connection with the outdoors. Three generous bedrooms all include built-in robes and are serviced by a central family bathroom with timber vanity, bath and separate shower. Central heating plus split system heating and cooling take care of your modern comforts all year round. Outdoors, the generous rear yard offers ample space to play, relax or entertain, bordered by beautiful gardens creating a tranquil atmosphere to be enjoyed. A long driveway and garage allow for ample off street parking. An exceptional opportunity to enter a tightly held pocket of premium Belmont, this address promises a spectacular lifestyle and endless potential for future reward. Terms: 10% Deposit, 60-90 day Settlement. For alternative arrangements, please discuss with agent.