

**25 Rugby Street, Belmont, Vic 3216**



**House For Sale**

Tuesday, 21 November 2023

25 Rugby Street, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 688 m2**

**Type: House**



Matthew Hunt

0352444770



Brittany King

0428985505

**\$700,000-\$770,000**

Sitting in a prime Belmont position within walking distance to all that Belmont has to offer, this stylish home offers an opportunity to secure the perfect location to occupy, downsize or invest in a highly sought-after suburb, securing a desirable lifestyle. Well presented and privately positioned, opportunities like this are hard to miss with ease of living guaranteed. Situated on a 688sqm approx. allotment in the ideal family location, either move in and enjoy from day one or consider the option to renovate and extend in the future (STCA). Filled with light and offering a flexible floorplan consisting of three sizeable bedrooms and two living areas, or four bedrooms and a sizeable main bathroom with separate toilet. The open plan and light filled kitchen, living and dining area is the hallmark of the home featuring a gas cooktop, electric oven and dishwasher. Outdoors is an entertaining deck and spacious yard, a great space for welcoming guests. Features include wall heater, split system A/C and a single car garage with plenty of off street parking. Well positioned within easy distance to Belmont High School, Barwon River walking tracks, Highton Village, Roslyn Primary, High Street shopping, public transport and only a short hop to Waurin Ponds Shopping, Aquatic Centre, Deakin University, the Surf Coast and the Ring Road, making day to day living a breeze.