

**3/18 The Avenue, Belmont, Vic 3216**



**Unit For Sale**

Friday, 18 August 2023

3/18 The Avenue, Belmont, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 182 m2**

**Type: Unit**



Matthew Roberts  
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Sharon Ng  
0425857250

**\$475,000 - \$525,000**

Live the essential riverside lifestyle with unparalleled convenience at 3/18 The Avenue, Belmont. This beautifully updated riverside residence offers a fantastic opportunity to embrace a desirable low-maintenance, easy-living lifestyle in one of Belmont's most sought-after areas. Whether you're a first-home buyer eager to enter the market, a savvy investor looking for maximum growth, or a downsizer seeking a central and vibrant lifestyle, this property caters to all. Boasting two bedrooms with walk-in robes, a central bathroom with a separate toilet, and a spacious open-plan kitchen, living, and dining area, this home has everything you need. Additional features include a single garage, electric oven, and cooktop, as well as a convenient split system for year-round comfort. Embrace the walkable convenience of a range of key amenities, including Highton Village, scenic Barwon River walking tracks, Roslyn Primary School, Belmont High School, That Place café, and public transport. With close proximity to Waurin Ponds shopping, Deakin University, the Aquatic Centre, the Surf Coast, and easy access to the Ring Road leading to Melbourne in less than an hour, this location is truly unbeatable. Don't miss out on the chance to secure your perfect riverside lifestyle today.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.