

**3/23 Learmouth Street, Belmont, Vic 3216**



**Unit For Sale**

Friday, 5 April 2024

3/23 Learmouth Street, Belmont, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matthew Roberts  
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## \$500,000 - \$550,000

Explore the allure of this charming two-bedroom residence tucked away in the highly desirable Belmont neighborhood. With its coveted location, this home promises a sanctuary of privacy, bathed in natural light from its north-facing living spaces, complemented by an outdoor area perfect for entertaining loved ones, including small pets. Designed to cater to downsizers, investors, or first-time homebuyers alike, this property offers a blend of functionality and style. The thoughtfully laid out floor plan, coupled with a tasteful neutral color palette, creates an ambiance of warmth, comfort, and security. The layout comprises two bedrooms with expansive floor-to-ceiling robes and built-in storage, a centrally located family bathroom with a freestanding shower and a separate bathtub, along with a convenient separate water closet. The heart of this home lies in its light-filled living area, complete with a split-system cooling unit for year-round comfort, seamlessly transitioning into a dining space and a fully equipped kitchen featuring a gas cooktop and range hood, electric oven, dishwasher, double sink, and a walk-in pantry. Noteworthy features include ducted heating, RC/AC, LED lighting, gas cooking, and instantaneous gas hot water for added convenience. The property also offers a single lock-up garage with additional off-street parking, security doors, and a fully fenced yard with a side gate. Recent updates such as fresh paint, new carpeting, block-out blinds, and linen sheer window coverings enhance the home's appeal. Anticipated rental returns range from approximately \$420 to \$430 per week, adding to the investment potential of this property. Situated within easy reach of reputable schools such as Belmont High, Clairvaux, Bellaire, and Wangala Primary, and just a short walk to the vibrant shops and cafes along High Street, this location ensures you're always close to essential amenities. For leisure activities, the Leisurelink Aquatic Centre and Waurm Ponds Shopping Centre are a short drive away, offering diverse recreational and shopping options. The convenience of the nearby Geelong Ring Road further simplifies commuting, making this residence a truly attractive and accessible choice for modern living. \*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.