

**3/30 The Avenue, Belmont, Vic 3216**



**Townhouse For Sale**

Wednesday, 10 April 2024

3/30 The Avenue, Belmont, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 214 m2**

**Type: Townhouse**



Matthew Constantine  
0401393993

**\$580,000-\$620,000**

Filled with light, consisting of quality fixtures and fittings throughout, this simply delightful residence certainly has the feel you are seeking. Positioned in what can only be described as the ideal lifestyle location, you are within close walking distance to all you need. Consisting of two oversized bedrooms, main with WIR, two way bathroom, open plan kitchen, dining and lounge leading to north facing private yard, all presented in outstanding condition, a hallmark of one careful owner. Features include gas ducted heating, split system A/C, water tank, fridge plumbing provisions, 900mm oven and cooktop, new dishwasher, plus remote lock up garage. This is a blue chip Belmont location that ensures your lifestyle, being within close proximity to the Barwon River and its walking tracks, Highton Village, High Street shopping and only a short hop to Waurin Ponds shopping, Geelong CBD and the Ring Road, taking you to Melbourne in an hour. This is the one you'll want to see... enquire now!