

**3 Olwen Avenue, Belmont, Vic 3216**

**buxton**

**Sold House**

Wednesday, 17 January 2024

3 Olwen Avenue, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$715,000**

With a superb makeover just completed, this home invites you to embrace blissful family living in Belmont. There's nothing left to do except move in and enjoy, with fresh white walls and polished floorboards enhancing the breezy interiors. Natural light sweeps through the generous lounge, while the dining/kitchen zone has been beautifully renovated to capture the north-western sunshine. The kitchen is perfection with stone benchtops, a built-in pantry and stainless steel appliances (dishwasher and 900mm oven/gas cooktop). Three bedrooms (two with built-in robes) share close access to the bathroom, which exudes contemporary style with a semi-attached bathtub and open shower with floor-to-ceiling tiling. Both the bathroom and laundry are graced with stone benchtops, with the laundry also featuring a second toilet. Ducted heating and evaporative cooling keep you in the utmost comfort. When it comes to outdoor living, it doesn't get much better than this. The spacious entertaining deck flows onto the lush lawn, where a mature tree makes a stunning statement along the back fence. So why not invite everyone over and cook up a storm in the outdoor kitchen? Or enjoy a peaceful afternoon relaxing under the leafy shade? Tradies will be in their element, with the long driveway leading to a double garage with a mezzanine level and workbench. The garage could easily accommodate a caravan or trailer, with the third parking space offering versatility as a workshop area. Other features of the quality renovation include hybrid flooring, replacement of all galvanized pipes, and a new roof to the house and garage. Tucked away in a quiet pocket, this home places you less than 150 metres from Wangala Primary School. The Winter Reserve sporting grounds and Waurm Ponds Creek walking trails are also a short stroll away, while the vibrant High Street shopping precinct is within close reach. To top it all off, you can enjoy easy access to the Waurm Ponds Shopping Centre, Deakin University (Waurm Ponds) and Ring Road.