

# 3 Seymour Street, Belgrave, Vic 3160

## House For Sale

Thursday, 11 April 2024

3 Seymour Street, Belgrave, Vic 3160

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 647 m2

Type: House



Brad Conder  
0397546888



Daniel Steen  
0434979142

**\$730,000 - \$760,000**

Highly convenient & centrally located being just a short stroll away from Belgrave Township, this delightful bright & light hill residence presents an excellent opportunity for first home buyers, downsizer or investors seeking to expand their property portfolio. Ready to move in & start enjoying your new life. **YOU'LL LOVE:-** 3 generous sized bedrooms + separate studio/4th bedroom- Main living/meals area with new flooring- Good sized kitchen with gas cooking & dishwasher- Central gas ducted heating + split system air conditioning- Large separate external laundry with additional toilet & shower- 2 sheds great for a workshop/storage- Usable 647m<sup>2</sup> yard with low maintenance gardens & fenced rear yard- Off-street parking for multiple vehicles- Great location within walking distance to Belgrave township, train station and schools **VENDOR LOVES:-** War modern renovated home- Large external laundry- Great studio that has been used in the past as a 4th bedroom and currently utilised as a home office- 2 x Sheds which provide a workshop and storage solutions- Excellent off-street parking- Lemon tree, which fruits all year round, also has a fruiting Feijoa and Tamarillo tree as well as herbs throughout the garden- Lots of outdoor space to enjoy- Large manor of wildlife and beautiful sunsets- Quiet, family friendly neighbourhood- Small private street and a great community of neighbours- Easy walk to the train station, Belgrave township, as well as Tecoma along the rail trail which is easily accessible at the end of the street **Please note:** All information provided has been obtained from sources believed to be accurate, however, we cannot guarantee the information is accurate. Interested parties should make their own enquiries & obtain their own legal advice. We accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, size, building age or condition).