

**4/15 Belmont Street, Sutherland, NSW 2232**



**Townhouse For Sale**

Friday, 3 May 2024

4/15 Belmont Street, Sutherland, NSW 2232

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



Greg Calderwood  
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**\$1,400,000 - \$1,490,000**

This impeccably crafted townhouse epitomizes luxurious living with its flawless concrete slab construction and high-end finishes. Nestled in an enviable location, it offers the best of both convenience and sophistication. Just a leisurely stroll away from the bustling Sutherland Shopping Centre and the train station, residents can effortlessly access both the CBD and Sydney's south coast. - Engineered timber flooring seamlessly flowing throughout the combined living and dining area with meticulously crafted bespoke joinery adding a touch of sophistication.- The kitchen epitomizes functionality and luxury, featuring high-end Miele appliances, including a gas cooktop. Adorned with sleek stone benchtops and convenient island bench. Sliding door access to rear courtyard.- Three generously proportioned, carpeted bedrooms with mirrored built-in wardrobes. The master bedroom enjoys a balcony and adjoining ensuite with bathtub, boasting Carrara marble feature walls and large mirror with LED light.- Contemporary family bathroom features floor to ceiling tiles, floating vanity, frameless shower with rainfall shower head and toilet.- Fully tiled and convenient internal laundry with ample storage and bench space. Additional guest powder room.- Designated study area with built in desk and storage.- Entertaining terrace with grassed yard and street access.- Three car tandem garage plus storage in security basement with internal, external and lift access. - Uninterrupted city views.- Additional features: Ducted Samsung air conditioning throughout, Micron video security and Bosch alarm system.Nestled within an intimate complex of only fifteen units, this property offers an enticing blend of exclusivity and accessibility. Just a short fifteen-minute drive to Cronulla and its stunning beaches or thirty minutes to the CBD, makes it an ideal investment opportunity for both owner-occupiers and investors alike.Council Rate: \$367.50 per quarterWater Rate: \$173.29 + usage per quarterStrata Levy: \$1003.60 per quarter