

**50 Deane Street, Belmont, NSW 2280**

 **LJ Hooker Belmont**

**House For Sale**

Saturday, 24 February 2024

50 Deane Street, Belmont, NSW 2280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 588 m2**

**Type: House**



Steven Georgalas

## **Auction - 23rd March, from 10:00am On-Site**

Nestled in a quiet street, this charming 3-bedroom, 1-bathroom weatherboard home offers comfortable living and exciting potential. Boasting a single covered car accommodation and off-street parking, this recently updated residence is ready to welcome its new owners. With the major work already done, this home has received a fresh makeover with new paint both externally and internally. The home is well equipped for all seasons with convenient comforts including a split system air conditioner and ceiling fan in the spacious lounge room. Each of the bedrooms is generously sized, with the main bedroom featuring its own ceiling fan and additional split system unit as well as a private sunroom that doubles as a perfect study space or retreat. The bathroom offers convenience with a shower over tub and additional linen storage. The kitchen, equipped with electric cooking facilities, forms the heart of the home, offering ample space for culinary adventures and family gatherings connecting seamlessly to an open plan dining room creating an excellent opportunity for the entertainer at heart. Beyond its current appeal, this property holds immense potential. Ideal for first-home buyers eager to enter the market or savvy investors seeking promising rental yields (approx. \$550 to \$600 p.w). Moreover, with its zoning designated as R3, this property presents exciting development opportunities, including the possibility of building townhouses, villa homes, and multi-dwelling housing (subject to council approval). Its perfect location offers a range of benefits to new owners – Zoned for Belmont Public School (only 450m away (approx) and Belmont High School only 1.3km away (approx), the morning commute will become a breeze. Belmont CBD, which contains all the local amenities and dining hotspots in the area is a mere 1.6km away (approx). Don't miss this opportunity to secure a versatile property with both immediate comfort and promising future prospects. Council Rates: Approx. \$2,100 p.a. Water Rates: Approx. \$818.69 p.a. (We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)