

**54 Dorothy Avenue, Belmont, Vic 3216**



**House For Sale**

Friday, 3 May 2024

54 Dorothy Avenue, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 595 m2**

**Type: House**



Ben Powe  
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Alex ILYIN  
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**\$625,000 - \$675,000**

Nestled on a comfortable 595m<sup>2</sup>, this home offers a fantastic opportunity for first home buyers, investors, renovators, and potential development (STCA). Perfectly positioned within walking distance to High Street Shops, Quality Schools, Public Transport while very close to Highton Village, Waurin Ponds Shopping Centre, Geelong CBD and the M1 taking you to Melbourne in under an hour. Comprised of three generous bedrooms, a separate living and dining area, a well appointed kitchen with quality appliances and plenty of storage space. A split system and gas heater will ensure your comfort all year around. Other notable features include a single car garage, quality garden shed and a secure backyard where the kids and pets can run wild. Opportunity abounds in this highly sought after central Belmont location. Do not miss your opportunity to inspect.