

6/101 Roslyn Road, Belmont, Vic 3216

GARTLAND

Unit For Sale

Friday, 26 January 2024

6/101 Roslyn Road, Belmont, Vic 3216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 176 m2

Type: Unit



Tom Luxton

0407887148

\$440,000 - \$480,000

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Tom immediately to avoid missing out. Have you been dreaming of low-maintenance living in Belmont? Located less than 300 metres from the vibrant High Street shopping precinct, this unit will delight with its very own garden courtyard. Situated at the rear of the block, you'll appreciate the sense of privacy this property offers. The open plan living/dining/kitchen zone creates a relaxed setting, where you can enjoy quiet afternoons at home. The kitchen features plenty of bench space for weekend baking sessions, with stainless steel appliances including a dishwasher, oven, electric cooktop, and rangehood. Two bedrooms with built-in robes share close access to the combined bathroom/laundry, which boasts a large shower. A split-system air conditioner and ceiling fans ensure year-round comfort. The service courtyard leads to the garden courtyard, where mature trees line the fence to create a wonderful sense of privacy. So why not enjoy a warm summer's day relaxing under the leafy shade? The single garage provides parking. You'll be spoilt for choice with High Street home to cafes, restaurants, wine bars and big-brand supermarkets. Public transport is also a short stroll away, while the Barwon River and Barwon Valley Golf Club are within easy reach. A variety of schools are close by, while a short drive will find you at GMHBA Stadium or in the Geelong CBD. An ideal choice for first homebuyers, downsizers and the savvy investor achieving a current rental return of \$395 per week.