

64 Francis Street, Belmont, Vic 3216

compton

House For Sale

Wednesday, 27 December 2023

64 Francis Street, Belmont, Vic 3216

Bedrooms: 2

Bathrooms: 1

Type: House



Brad Seller
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Nadine Seller
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\$599,000-\$649,000

Occupying a corner allotment of approx. 460m², this property is overflowing with infinite potential! Whether you plan to renovate or wipe the slate clean to build your dream family home. This dream location places you within walking distance to Oberon Primary School and the vibrant High Street shopping precinct. Public transport is footsteps away, while the Barwon River and Barwon Valley Golf Club are close by for outdoor fun. Easy access to the Surf Coast Highway keeps you effortlessly connected to GHMBA Stadium, the Geelong CBD and Surf Coast beaches. High ceilings and timber sash windows add a touch of character to the original interiors. The generous living/dining zone flows into the kitchen, which is equipped with a built-in pantry and cooking appliances (oven, gas cooktop, 900mm rangehood). Two bedrooms (one with built-in robes) are serviced by the bathroom, while the study could be transformed into an ideal 'work from home' space. The laundry with separate toilet completes the layout, with a wall heater providing comfort during the cooler months. Cottage gardens create a charming first impression in the front yard, while the backyard provides a dream project for green thumbs. The single garage is accessed via Argyle Street. Buyers will see the potential in using the concreted area to accommodate an extra two vehicles. The undercover storage features a work bench and rainwater tank. For the investors, our team has estimated the current rental value of the property is \$400 per week.