

**64 Kidman Avenue, Belmont, Vic 3216**



**House For Sale**

Wednesday, 24 April 2024

64 Kidman Avenue, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 526 m2**

**Type: House**



David McGuinness  
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Joseph Taranto  
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**\$585,000 - \$615,000**

Introducing a fantastic opportunity tailored for first-time buyers or savvy investors, this well-maintained residence exudes functionality and convenience, starting from its elegant facade and extending throughout its practical interiors. Welcoming you inside is a spacious living area that extends into the inviting kitchen/meals area, where you'll find ample bench space and adequate storage. Offering three spacious bedrooms, two featuring built-in robes, the central bathroom features a separate bath, while outside the fully enclosed backyard offers a tranquil retreat, ideal for children and pets to enjoy. The double garage has access via Englewood Court and facilitates secure car parking and additional storage. Nestled in a highly sought-after locale, this residence enjoys close proximity to public transport, schools, shopping, and the vibrant amenities of Belmont and with easy access to the Surf Coast and Ring Road, convenient Belmont living is at your doorstep. Don't miss your opportunity to make this property your new home or investment. Convenient corner allotment, set on 526m<sup>2</sup> (approx.) - Double garage with access from Englewood Court - Three good-sized bedrooms, two with built-in robes - Bathroom features separate bath and updated vanity - Spacious living/dining, plenty of storage throughout - Child-friendly secure rear yard with established gardens - Idyllic first home or investment opportunity - Within walking distance to schools and sporting reserves - Short drive to the Surf Coast, Deakin and CBD - Moments from High Street and Waurin Ponds Shopping