

# 7 Gen Street, Belmont, NSW 2280

**Raine&Horne**

## House For Sale

Wednesday, 17 April 2024

7 Gen Street, Belmont, NSW 2280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 718 m2**

**Type: House**



Peter Neskovski

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## Price Guide On Request

DA In Progress for 2 Townhouses with 4 bedrooms, 2 bathrooms and 2 car spaces plus one freestanding 4 bedroom home with 4 bathrooms and 2 car spaces. Architects: ELK Designs. DA Plans are available on request. For investors this property already has 12 month lease in place for those who are looking for land banking in the ever growing Belmont area. This classic 3-bedroom home delivers a lakeside location that's hard to beat, a gentle 400m stroll to the water's edge, and with Belmont town centre virtually on the doorstep, the local atmosphere is enhanced by a superb selection of shops, eateries and conveniences including medical suites, buses and the local library. Traditional in its layout with an electric-equipped eat-in kitchen, sunroom off the main bedroom and a freestanding double garage for parking, the beauty of this home is that it's well-presented and updated in parts, yet it leaves open the possibility of being able to further update to your own taste. The property's B4 - mixed use zoning also makes it attractive for development or as a base for a business, medical suite or allied health professional (STCA). Property Features:- Please contact our office regarding all DA related plans.- Top CBD location, stroll to shops, cafes, supermarkets and services- Walk to Belmont's waterfront parks, lakes shore and public wharf- Placed between the blue waters of Lake Macquarie and Belmont Lagoon- Solid home with a 3-bedroom / 1 Bathroom design.- Sits on a level 718m<sup>2</sup> land and large single garage- A true lifestyle address, boating, swimming and fishing all nearby- 5-minutes to the sand and surf of popular Blacksmiths beach- 25-30 minutes' drive to Newcastle CBD, John Hunter Hospital and University- 150 mts away from Furnely track, Belmont TAFE, Green Point cycle/walking tracks and Belmont golf course. Inspection: By Appointment with Agent