

8/46 Brooks Parade, Belmont, NSW 2280



Unit For Sale

Saturday, 25 November 2023

8/46 Brooks Parade, Belmont, NSW 2280

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Graeme Brownlow
0249748900

\$430,000 - \$450,000

Nestled right across from Belmont Bay, Belmont Towers boasts panoramic views of stunning Lake Macquarie and offers a daily spectacle of sunsets over the majestic Watagans. This is not just a home; it's a perpetual holiday, with boating, fishing, and swimming practically at your doorstep. Your morning brew is just a skip away at Common Circus, along with an array of cafes and restaurants for your dining pleasures, and the town centre just around the corner for all your daily essentials. And if that's not enough, indulge in beach days, golf outings, cycling adventures, or some 4-wheel-driving excitement – living here ensures you're never short of things to do. We're presenting two charming one-bedroom apartments, available for individual purchase or as a dynamic duo – the choice is yours. Step inside each apartment to discover a spacious, sun-drenched living area that spills onto a balcony, providing the perfect vantage point for those enchanting lake views. The kitchens and bathroom/laundry spaces retain their original charm, and each unit comes complete with a coveted car space in a secure double garage. These apartments are a rare find, tightly held with long-term tenants who are eager to stay, ensuring immediate income for savvy investors. You can either dance with the status quo or enhance their value through renovations, potentially increasing rental income or transforming these spaces into a contemporary haven for your own enjoyment. Increase their value through renovations that could boost the rental income or make the apartments a contemporary retreat to live in yourself. - Unit 4 on first floor, unit 8 on second floor each with an identical layout- Each unit boasts large living area, bedroom, electric kitchen and a bathroom/laundry- Each has a secure car space in double garage- 350m stroll to Belmont Citi shops and eateries- 6 minute drive to Blacksmiths Beach and Belmont Golf Club- 18km/30mins to Newcastle, 115km/85mins to outskirts of Sydney- Buy one apartment or both to invest or nest, the choice is yours. Outgoings: Council: *\$1,388pa Water: *\$931pa + usage Strata: *\$5,112pa* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)