

**9 Cornish Avenue, Belmont, Vic 3216**



**Sold House**

Tuesday, 15 August 2023

9 Cornish Avenue, Belmont, Vic 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 701 m<sup>2</sup>**

**Type: House**

**\$570,000**

Whether you are looking for a smart purchase at an affordable level in a premium suburb, or searching for a project with huge profit potential, this has to be one of the best options in the region. On over 700m<sup>2</sup> with dual driveways and great access to the rear, this property has the potential to divide into 2 independent allotments whilst retaining the original home, whether now or in the future (STCA). Being high on the hill also gives the option to get a view from a second storey. In a quiet street close to everything including schools, shops and walking tracks, the property is ideally positioned. Built solid, the home comprises 3 bedrooms, open plan living, north facing dining area, central bathroom, separate laundry and toilet. Climate is controlled year round with reverse cycle air conditioning and solar panels help reduce the energy bills. Outside, plenty of undercover areas provide options for entertaining including a purpose built platformed alfresco complete with cafe blinds for year round enjoyment. An oversized double garage and 15,000lt water tank with pump complete the rear yard, whilst a separate driveway at the front has a carport for north facing entertaining or further off street car storage. Great investments are not just about the annual income. A smart investment offers a promise of high growth and potential to improve value through renovation or development. This opportunity has all of the above! Call Dion Plumb on 0424 940 629 to learn more.