

**2/32 Elsvern Avenue, Belmont, VIC, 3216**



**Apartment For Sale**

Wednesday, 14 August 2024

2/32 Elsvern Avenue, Belmont, VIC, 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Affordable Lifestyle or Investment Opportunity in Premium Pocket**

Set in a peaceful and picturesque location, this well maintained and neatly presented property offers low maintenance living with all your modern comforts for an exceptional lifestyle or rewarding investment. Superbly situated in a sought-after pocket of Belmont, within walking distance of all the cafes, shopping and amenities of Highton Village, the Barwon River, local sporting and recreational facilities including Highton Bowls and Tennis Clubs, Bellaire and Roslyn Primary Schools, within the coveted Belmont High school zone, 5 minutes (approx.) from Deakin Waurm Ponds, the Ring Road, and 10 minutes (approx.) from the city, enjoy an idyllic local setting, with fantastic central accessibility.

Set back from the road, the home is nestled in a secluded garden setting. On entry, the light-filled living area features modern carpets, neutral interiors, gas heating, split system heating and cooling, and an inviting ambience throughout. The open plan design flows through to the adjoining dining area and well appointed kitchen with 600mm freestanding oven and cooktop, and generous storage provisions. Two good sized bedrooms include built-in robes, serviced by a bright central bathroom and separate wc. A large laundry with linen storage completes the well-functioning layout.

Outside, a secure courtyard offers a private space to soak up the sun, relax, or entertain outdoors, with established gardens designed for low maintenance upkeep. The carport provides excellent off-street parking, with convenient access to the front and rear entry points of the home.

An exceptional opportunity to enter one of our fastest growing suburbs, first home buyers, downsizers and investors will recognise outstanding value in this well-located property.

Estimated Rental Return: \$400 - \$420 per week.