

**109 Laura Avenue, Belmont, VIC, 3216**



**Sold House**

Thursday, 22 August 2024

109 Laura Avenue, Belmont, VIC, 3216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Cherished family home, convenience plus!**

A rare to market opportunity to purchase a much-loved family home that is as neat as a pin and move in ready, with the opportunity to enhance in the future if desired. Sitting proudly on a spacious allotment of 615sqm and only a short stroll to key amenities such as local schools, High Street, Barwon River and the Highton Village, this is an amazing opportunity to secure a Belmont gem in a family friendly location. Offering light and bright living spaces and an ideal layout, this home will be sure to suit an array of buyers such as the first home buyers, growing families or investors seeking massive growth.

Offering three bedrooms and a main bathroom with an additional separate toilet. The north facing living space opens up to the updated kitchen and dining area, equipped with a gas cooktop, electric oven and dishwasher. Outside is an array of established gardens, making you feel instantly at home. Additional features include a wall heater, wall A/C and a single car garage.

Well positioned within easy distance to Barwon River walking tracks, Highton Village, Roslyn Primary, Belmont High School, High Street shopping, public transport, and only a short drive to Waurin Ponds Shopping, Aquatic Centre, Deakin University, 20 minutes down the ring road and you'll be on the doorstep of world-renowned surf coast beaches and only an hour away from Melbourne.