

**3/40 Thompson Street, Belmont South, NSW, 2280**

**House For Sale**

Thursday, 1 August 2024

**SOLD**  
REAL ESTATE

3/40 Thompson Street, Belmont South, NSW, 2280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Best Townhouse By Par - Overlooking Iconic Belmont Golf & Bowls Club, The Ultimate for Over 55's Living!**

Your next great round of golf is just across the road with this beautifully presented and architecturally designed townhouse representing one of the best lifestyle decisions you could possibly make.

Set across the road from the iconic Belmont Golf & Bowls, with no through traffic, you can literally tee off moments from home, walk to bowls, dine in the restaurant or take a stroll along the beach.

Once you are done on the course you will be coming home to a private and exclusive Over 55s complex. Built with function and style in mind, this townhouse is centred around retirement living with wide entryways, easy access to bathrooms, hand rails and stair lift.

The floorplan accommodates for single level living if needed with lower level of the home showcasing master suite with massive walk-in robe and oversized ensuite. The wide hallways follow through to a bright and sunny open plan living and dining space, the perfect spot to watch your favourite tv show or curl up with a book and coffee.

Quality and aesthetic was not missed in this kitchen with stone bench tops, soft close cabinetry, more storage than you can fill and high-quality appliances all feature points of this kitchen.

Cooking, relaxing and entertaining intertwine with kitchen looking out to the covered entertaining area and low maintenance courtyard. Be the meeting point for friends before a game of golf, the afternoon sips location, entertain for the extended family or enjoy the peace and quiet in your own space without a sound to be heard.

Guests don't even need to travel upstairs or use the ensuite with smartly placed powder room downstairs.

Ordinarily a two-storey design in an Over 55's complex would seem bizarre but this home has been designed to smartly make the use of space with wide staircase or, if needed, via the chair lift.

Light and bright and brimming with outlook, the upstairs living space opens out directly to views of the fairway. The two bedrooms upstairs are both generously sized with built in robes and the front bedroom has access to another balcony if the fairway view isn't really your thing. Your guests won't need to venture downstairs during the night with second full bathroom also equipped with handrails and wide entryway.

You don't need to love golf to want this home – take advantage of the quiet cul de sac location, walk to the beaches, stroll along the scenic walking track, take up bowls or wine and dine in the popular restaurants and cafes.

This is a rare Hole in One!

- Exclusive and private architecturally designed Over 55s complex
- Overlooking the fairway of the iconic Belmont Golf & Bowls Club
- Flat, easy stroll to cafes, restaurants, beach and walking tracks
- Perfect for those wanting the lifestyle element but away from the hustle and bustle
- Easily accessible with no modifications needed – wide hallways, chair lift & handrails
- Single level living with master suite, open plan living and kitchen all downstairs
- Main bedroom complete with massive walk-in robe and spacious ensuite
- Stunning kitchen with stone benchtops, soft close cabinetry, top end appliances
- Super low maintenance courtyard and entertaining, not a blade of grass to care for
- Powder room downstairs for convenience of guests when entertaining
- Upper level with two spacious bedrooms, built in robes and main bathroom
- Upstairs living opening out to balcony with views of the driving range & second balcony from bedroom
- Internal access to oversized double garage with convenient laundry amenities

- Quiet cul de sac with no through traffic for ultimate privacy and peace