

38 Laxton Crescent, Belmont North, NSW, 2280

 **LJ Hooker Belmont**

House For Sale

Thursday, 1 August 2024

38 Laxton Crescent, Belmont North, NSW, 2280

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Stylishly Renovated Family Home

This stunning 4-bedroom, 2-bathroom home, complete with a secure lock-up garage, is located on a large, fully fenced block of approximately 582 m² that backs onto a tranquil bush reserve. This serene setting offers privacy and a picturesque backdrop, making it ideal for families and pets.

Recently renovated with high-end finishes, this home features modern laminate floorboards throughout, updated carpet, and a new kitchen with ample storage. The smart and versatile floor plan ensures every inch of space is utilised efficiently.

The combined kitchen and living room opens up to a balcony, perfect for entertaining and allowing summer breezes to flow through the home. Each bedroom is equipped with a ceiling fan, whilst three of the bedrooms have built-in wardrobes. The combined dining and kitchen area features a reverse cycle air conditioner for year-round comfort. Both the ensuite and main bathroom boast double vanities and rainfall shower heads, with the main bathroom also featuring a large standalone tub, ideal for sharing and relaxation.

There is an additional secure utility and storage space under the house, offering practical solutions for all your storage needs.

This property presents an excellent investment opportunity with an indicated rental return of \$690.00 - \$710.00. The potential to extend and renovate further adds to its appeal and value.

Zoned for Floraville Public School (approx. 1.2 km) and Belmont High School (approx. 2.3 km), this home is also conveniently close to Belmont CBD (approx. 2.5 km), where you'll find a variety of restaurants and cafes. The lakes edge, featuring iconic landmarks such as The Belmont 16's (approx. 2.8 km) and Belmont Baths (approx. 2.7 km), is also just a short distance away.

Don't miss the chance to own this beautifully renovated home in a prime location, offering both lifestyle and investment potential.

- 4 bedrooms, 2 bathrooms, secure lock-up garage
- Large fully fenced block (approx. 582 m²) backing onto private bush reserve
- Recently renovated with high-end finishes
- Combined kitchen and living room opening to a balcony
- Excellent investment option with an estimated rental return of \$690.00 - \$710.00

Council Rates: Approx. \$2,187 p.a.

Water Rates: Approx. \$818.69 p.a.

(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)