

45 Evans Street, Belmont, NSW 2280



House For Sale

Tuesday, 7 May 2024

45 Evans Street, Belmont, NSW 2280

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 445 m2

Type: House



Chris Rowbottom
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Expressions Of Interest

Expressions Of Interest – Closing 3rd June, 2024 – If Not Sold Prior

Nestled in central Belmont, just a stone's throw from the serene shores of Lake Macquarie, sits this genuine treasure built in back in the 1930s, meticulously remodelled for a modern, relaxed lifestyle. Positioned on a 445m² corner block this fabulous residence not only offers unparalleled comfort but also presents an exceptional income potential and endless opportunities. Step inside to discover sun-filled interiors seamlessly blending period charm with contemporary improvements. The tasteful renovation spared no expense, focusing on functionality, entertaining options and a soothing ambience. Solid timber flooring adds warmth while the Georgian influences of yesteryear add a certain timeless appeal. This stunning home boasts three generous bedrooms, including a master suite with a walk-in robe, modern ensuite and a study nook. The gourmet kitchen is a chef's dream with beautiful timber cabinetry, stone benchtops, a gas stove featuring five-burners, modern stainless steel appliances and double drawer dishwasher. Entertaining & accommodating family and friends is simple and effortless with multiple living areas and three contemporary bathrooms. To the rear of the property is a spacious garage and an outdoor entertaining area with privacy screening to ensure convenience and relaxation. An undercover area to the rear of the property can house a 17ft speedboat. Fabulous features continue throughout the property including reverse cycle air conditioning, a warm and ambient gas fireplace to provide year-round comfort for the home occupants. The property also has 32 solar panels which have been installed for efficiency. A shop extension was added to the front of the property in the 1950's. Currently being operated as a fully Council DA Approved boutique coffee shop, this section offers opportunities to continue as a café or alternatively, for additional income, can be easily converted back to a flexible living space. Enjoy the convenience and proximity to Lake Macquarie, local clubs and restaurants, shopping facilities and local beaches. With the potential for lake views with a second-story extension (STCA), this home promises a unique lifestyle. Don't miss out on the potential rental return of \$650.00 - \$700.00 per week for the house and \$520.00 - \$560.00 per week for the café. Alternatively, the café section of the property could return \$450.00 - \$500.00 per week as a 1 bedroom granny flat (STCA). Whether you seek a sea change, career pivot, or savvy investment, this is your chance. Contact our Agents Chris Rowbottom or Emma Simpson to request a private inspection today and unlock the possibilities at 45 Evans Street, Belmont. Council Rates: \$528.00 PQ approx. Water Rates: TBA PA plus usage approx. Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions and exclusions.