

83 Crown Street, Belmont, NSW, 2280

 **LJ Hooker Belmont**

House For Sale

Friday, 27 September 2024

83 Crown Street, Belmont, NSW, 2280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Move-in Ready Family Haven

This spacious 4-bedroom, 2-bathroom brick home combines modern convenience and comfort, making it an ideal choice for families seeking space and style. With a versatile floor plan and secure automatic double lock-up garage, this home provides both practical living and peace of mind for vehicle safety.

The current owners have thoughtfully renovated the property, including updated external features, a full internal repaint, an upgraded air-conditioning system, a new range hood, and modern hardware fitted throughout. These big-ticket updates ensure that the home is truly move-in ready, offering convenience and style right from the start.

At the heart of the home lies the large kitchen, featuring gas cooking, a double oven, and ample storage, which seamlessly connects to the open-plan living and dining area. A wood fire heater adds a warm, cosy touch, perfect for winter nights. The standout Queensland room is an excellent addition—completely weather-protected with screened walls that allow excellent airflow, making it ideal for year-round alfresco dining and entertaining.

With two separate living spaces—one at the front and another at the back of the house—the layout provides plenty of room for the family to relax or have their own space.

The bedrooms are all generously sized, with the main bedroom offering a private ensuite and a spacious walk-in robe. Ducted air-conditioning throughout ensures year-round comfort, while the master and one other bedroom are equipped with reverse-cycle air-conditioning for those conscious of energy costs. Each of the other bedrooms comes with built-in wardrobes for plenty of storage while the main bathroom includes a bathtub and large shower, ideal for relaxation after a long day.

Set on a neat and well-maintained 695.10m² block, the property boasts a large, fully fenced yard, complete with a garden shed—perfect for families with pets or those who enjoy gardening. The separate laundry provides easy access to the backyard, making household chores a breeze.

Plantation shutters throughout the home add both style and functionality, offering privacy and light control and for added security, the home is equipped with a video security system.

Perfectly positioned, this home is approx. 2.6km from Lake Macquarie Yacht Club and approx. 1.1km from Belmont 16s, with the Belmont CBD and its array of shops, cafes, and dining options just approx. 2.2km away. Families will appreciate the convenience of being zoned for Belmont High School (approx. 1.4km) and Belmont Public School (approx. 1.7km).

This beautifully renovated home presents an outstanding opportunity for families looking to join a welcoming community with access to all that Belmont has to offer.

Council Rates: Approx. \$2,436.12 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.)