

**13/117-133 Belmont Street, Alexandria, NSW 2015**

**THE AGENCY**

## Townhouse For Sale

Tuesday, 25 June 2024

13/117-133 Belmont Street, Alexandria, NSW 2015

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 108 m2**

**Type: Townhouse**



Brad Gillespie  
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Jack Wimpey  
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## **Auction Guide \$1,050,000**

Wonderfully positioned within a tranquil enclave between Erskineville Oval and Alexandria Park, this ultra-stylish and impeccably presented townhouse offers the very best of modern inner-city living. The bright and airy oasis has been recently reinvigorated and features a sun-soaked dual level layout enhanced by high-end materials, an east to rear aspect capturing the morning sun and a secluded BBQ courtyard perfect for low-key relaxing and entertaining. Appealing to first home buyers and downsizers alike, it enjoys its own street frontage and a superb setting within a tightly held block, with an easy walk to trendy eateries, a choice of four stations and the new Waterloo Metro.- New wide European oak flooring, plantation shutters, fresh paint, new carpet- Brand new designer kitchen with gas Electrolux cooktop, stone benches- Open plan interiors – combined living/dining flows effortlessly to private patio- Huge light drenched bedrooms fitted with mirrored built-in robes and air con- Skylit bathroom with tub/shower, hidden laundry & lower-level guest powder- Direct access from Belmont Lane, private entry, secure car space + storage- 200m to popular Genovese Coffee House, 800m to Erskineville station, village boutiques and pubs