

# 406/11 Ernest Street, Belmont, NSW 2280

## Unit For Sale

Tuesday, 2 July 2024

406/11 Ernest Street, Belmont, NSW 2280

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 124 m2

Type: Unit



Diana Apostolovski  
49260600

## Selling \$550,000 - \$600,000

Are you on the hunt for a modern, great value apartment in a highly sought-after lakeside suburb? Your search ends here! Centrally located on the top floor of a contemporary block, this stylish and spacious two-bedroom apartment is perfect for investors, empty nesters, and first home buyers alike. Investors will benefit from the comfort of having a meticulous long-term tenant in place, while downsizers are sure to appreciate the building's security features. Enter from Ernest Street and take the convenient lift to the top floor, where you'll be greeted by a light-filled interior showcasing a functional and flexible floor plan designed for easy living. The large living and dining is air-conditioned and boasts captivating views of lush green hills. Throw open the glass sliders to discover an expansive balcony, ideal for year-round entertaining or unwinding at the end of a busy day with your favourite beverage. Adjacent to these spaces is the sleek kitchen, equipped with integrated Hafele appliances and practical stone benchtops. The master bedroom is generously sized, featuring a large walk-through robe, a spacious ensuite bathroom, and its own access to the vast verandah. The second bedroom offers ultimate versatility with its flexible sliding door seamlessly separating it from the spacious living areas. This room can serve as a guest bedroom, hobby room, or private home office, with a large, mirrored wardrobe providing ample storage in any configuration. Both bathrooms are fully tiled and include spacious walk-in showers, while a convenient Euro laundry is discreetly tucked away. A dedicated undercover car parking spot is also provided within the secured carpark facility beneath the building, accessible from Ernest Street. This apartment's prime central location offers the best of lake and beach living. All amenities are within easy reach, including shopping, fabulous eateries, walking trails, and bike paths. Meet friends for coffee nearby or enjoy dinner and live music at Belmont 16s for a great night out. The top three supermarkets are within easy reach and commuters will appreciate the seamless access north or south. For those seeking a convenient and stylish lifestyle with nature at their doorstep, this apartment is a must-see. Come and inspect today! Features include:- Stylish central apartment offering an easy living lifestyle - Spacious living/dining room with encompassing views from the large windows - Living areas flow out onto an expansive verandah, showcasing captivating vistas of lush green hills- Sleek kitchen with stone bench tops, integrated dishwasher and range hood - Two good-sized bedrooms, with the second bedroom offering flexibility as an additional living area- Convenient euro laundry- A dedicated undercover car parking spot is also provided within the secured carpark facility beneath the building, accessible from Ernest Street- Secure entry and convenient lift access- Prime location, central to everything - walk to the lake, supermarkets, eateries and shops

Outgoings: Water rates: \$757.56 approx per annum Council rates: \$854.8 approx per annum Strata rates: \$1,467.10 approx per quarter

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