



# FOR SALE

## SOLD BY FERGUS LAMONT & SANDRA SHERRATT FROM @REALTY

SOLD By Fergus Lamont & Sandra Sherratt from #realty.

100/391 BELMONT ROAD, BELMONT

Within moments to everything, this spacious 3 bedroom townhouse in the resort-style gated complex, Belmont Villas, could be your new home or an ideal investment.

Positioned well within the complex, this property has one of the largest rear yards you'll find in townhouse living. Belmont Villas is a pet-friendly complex ensuring this is a home where you'll have ample space for your pet, room for kids to run and play & a large area to entertain friends & family in your own private tree-lined surround.

Downstairs the property offers open plan living and dining with a practical kitchen all opening onto the big back yard. Upstairs are three bedrooms, the master with A/C and en-suite. There is also the family bathroom with separate bath and shower, plus a separate toilet, meaning comfort for all residents. 3 toilets in total with a powder room downstairs next to the internal laundry.

The property has been well cared for and is in good condition with its current tenants who have a lease until the 11th of May 2019 & then a "periodic lease" following. You can choose to continue with the current tenants should you wish to invest or become an owner-occupier in this beautifully maintained complex with superb resort amenities. An opportunity exists to upgrade and add further value, capitalizing on this property even more.

Features include:

- Resort-style complex with swimming pool, tennis court, gymnasium, undercover BBQ area & lush garden surrounds.
- Large private tree-lined rear yard space with gated side access to the front.
- Positioned with generous visitor parking close by.
- Open plan living with A/C downstairs & also in Master bedroom
- \* Walk- In robes in master bedroom & 2nd bedroom.
- \* Ceiling fans as well in ALL bedrooms.
- \* 3rd Bedroom with private balcony overlooking the private & spacious rear yard.

3 BED | 3 BATH | 2 CAR

PRICE:

Offers Over \$375,000

OPEN FOR INSPECTION:

N/A



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