



## Belmont North, 45 Old Belmont Road

### MODERN LIVING

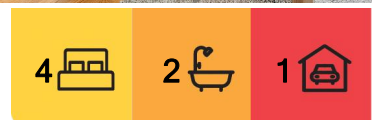
This home offers a modern and convenient lifestyle with low maintenance and plenty of features.

The open plan living and dining area overflows onto a shady rear deck with views over the rear reserve.

The generous main bedroom features an ensuite.

The main bathroom is full sized with a separate powder room making family living a breeze!

The all electric kitchen delivers plenty of bench space and features a skylight and modern appliances



**For Sale**  
\$800,000

**View**  
[ljhooker.com.au/Y74HN8](http://ljhooker.com.au/Y74HN8)

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Warners Bay**  
**(02) 4915 3800**

There is internal access to the single car garage but there is plenty of off street parking available too.

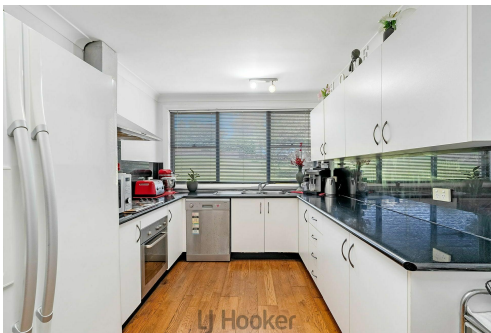
The retained flat yard is fully fenced and ready for kids and pets.

The central location is also close to Jewells Shopping Centre, Belmont North Public School and there is a bus stop next door.

FEATURES:

- Four bedrooms, main with ensuite
- Built in robes and ceiling fans
- Air conditioning
- Full bath and shower
- Powder room
- All electric kitchen with range, exhaust and dishwasher
- Polished timber floors to main living areas
- Skylight and feature dividing wall
- Rear deck with views and shade cloth sun protection
- Good sized yard
- Central and convenient location
- Privacy with no rear neighbours

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.



More About this Property

Property ID	Y74HN8
Property Type	House
Land Area	607 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Outdoor living

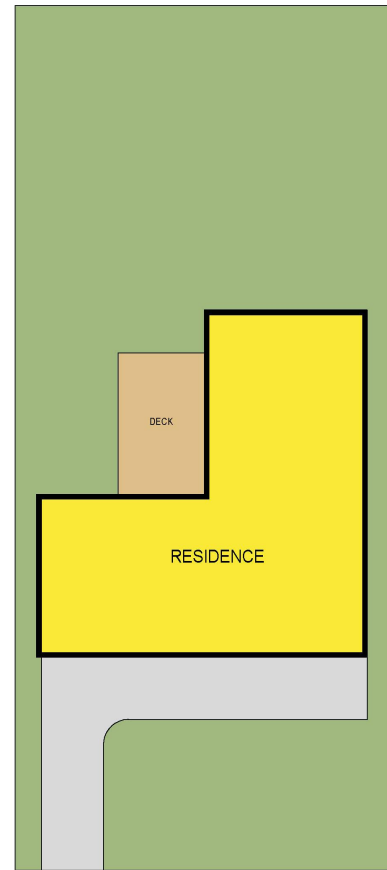
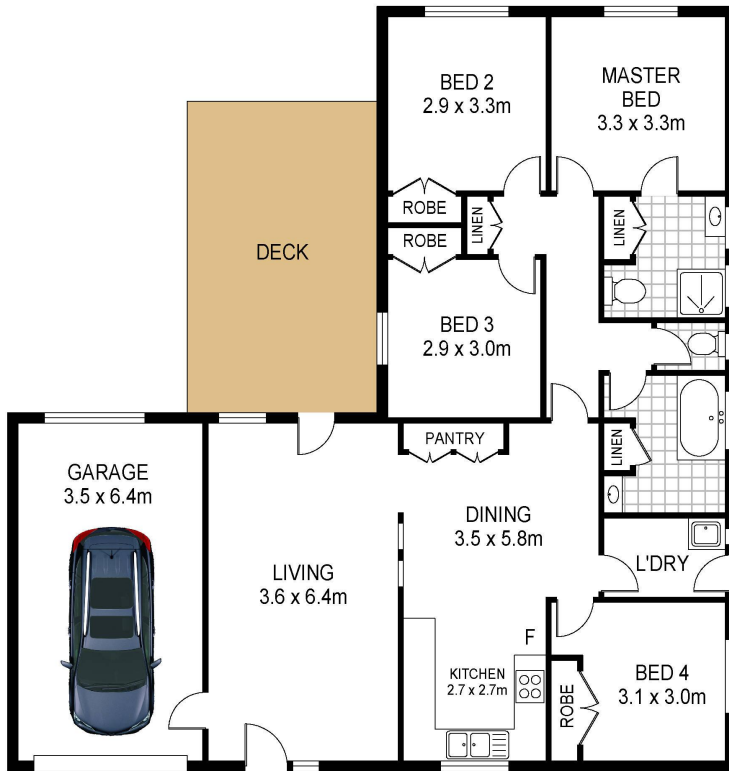
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Total Internal Floor Area: 81 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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