



11/46 Brooks Parade, Belmont

Smart Buying in a Waterfront Complex

Positioned within the popular Belmont Towers complex, this well-presented one-bedroom apartment offers the opportunity to secure a home in a true waterfront building - without the direct waterfront price tag.

Set just moments from the lake's edge, residents enjoy immediate access to the foreshore, walking paths and Belmont's vibrant CBD, delivering a lifestyle defined by convenience and everyday ease.

Inside, the apartment is neat, functional and ready to move into. The generously sized bedroom includes a built-in wardrobe, while the spacious living area provides comfortable open-plan living with plenty of natural light. The kitchen offers ample storage and electric cooking facilities, making daily living simple and practical.

A private balcony extends from the living space, creating an ideal outdoor area to enjoy fresh air and unwind at the end of the day.

The combined bathroom and laundry is well-proportioned and features a large, spacious shower, designed with practicality in mind.

1 1 1

FOR SALE
\$520,000

AGENTS

Steven Georgalas
0499 191 411
steven@ljhookerbelmont.com.au

Eddie Toubia
eddie@ljhookerbelmont.com.au

AGENCY

LJ Hooker Belmont
(02) 4945 8600

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.



Additional features include:

- Secure building access with ground-floor reception
- Dedicated secure car space within the garage
- Installation of a brand-new lift within the complex, enhancing accessibility and long-term value

Located in the heart of Belmont CBD, you'll enjoy easy access to shops, supermarkets, cafés, medical facilities, public transport and the lakefront foreshore.

For investors, the property is estimated to achieve approximately \$500 per week in rent, offering an attractive gross return relative to the purchase price.

Strong demand for low-maintenance apartments in central Belmont, combined with its position within a waterfront complex, supports both rental stability and long-term growth potential.

Whether you're searching for an excellent investment option or a smart opportunity to enter the market, this apartment represents practical buying in one of Belmont's established waterfront buildings.

Opportunities within true waterfront complexes remain tightly held - secure your position today.

(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).

MORE DETAILS

Property ID	26J1J
Property Type	Apartment
House Size	83.9 m2
Including	Study Dishwasher Built-in-Robes Area Views Car Parking - Surface Carpeted City Views Close to Schools Close to Shops

Steven Georgalas 0499 191 411
| steven@ljhookerbelmont.com.au
Eddie Toubia
| eddie@ljhookerbelmont.com.au

LJ Hooker Belmont (02) 4945 8600
562 Pacific Highway, BELMONT NSW 2280
belmontnsw.ljhooker.com.au | office@ljhookerbelmont.com.au



