

## Belmont, 111/571 Pacific Highway

### Convenient Living in the Heart of Belmont

Experience the epitome of convenience in this contemporary one-bedroom, one-bathroom apartment. Nestled in the vibrant heart of Belmont, everything you could need and more is right on your doorstep.

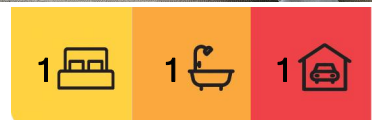
Inside, you'll find a modern kitchen equipped with electric cooking facilities and ample pantry storage. Every corner of this home exudes contemporary convenience, from the spacious master bedroom featuring a large mirrored wardrobe that makes smart use of both space and style, to the near-new bathroom, boasting a generously-sized shower.

Open up your living and entertaining space by sliding the floor-to-ceiling doors, seamlessly extending to your private balcony – the ideal personal retreat or a perfect spot for outdoor enjoyment, especially during the warmer seasons.

Convenience is at your doorstep, with Belmont Central Shopping Centre just a few steps



**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.



#### For Sale

Guide \$479,000 - \$499,000

#### View

[ljhooker.com.au/16GNF5E](http://ljhooker.com.au/16GNF5E)

#### Contact

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**LJ Hooker Belmont**  
(02) 4945 8600

away (approx. 350m), ensuring effortless access to all your shopping needs. The exclusive passkey access guarantees both security and a strong sense of community within the complex as well as access to a community courtyard and garden.

Indulge in the convenience of charming lakefront cafes, including the newly established "Good One" Cafe, (approx. 900m), perfect for leisurely brunches and social get-togethers. Families will appreciate the proximity to public transport, as well as the convenience of Belmont Public School (approx. 0.59km) and Belmont High School (approx. 0.92km) are within easy reach. This apartment embodies the essence of contemporary living fused with unparalleled accessibility and won't stay on the market for long.

Contact us today to request a private inspection or attend one of our open homes.

Council Rates: Approx. \$848.00 p.a.

Water Rates: Approx. \$759.51 p.a.

Strata Levies: Approx. \$1,265 p.q.

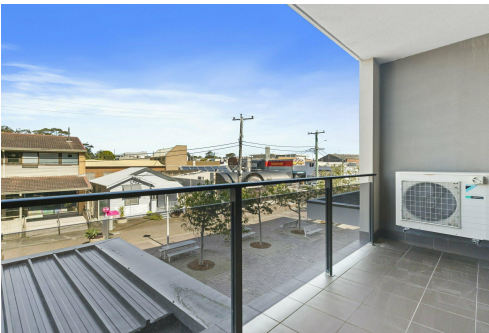
(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations).

## More About this Property

Property ID	16GNF5E
Property Type	House
Land Area	99 m <sup>2</sup>
Including	Air Conditioning Alarm Intercom Courtyard Balcony Dishwasher Built-in-Robes Secure Parking

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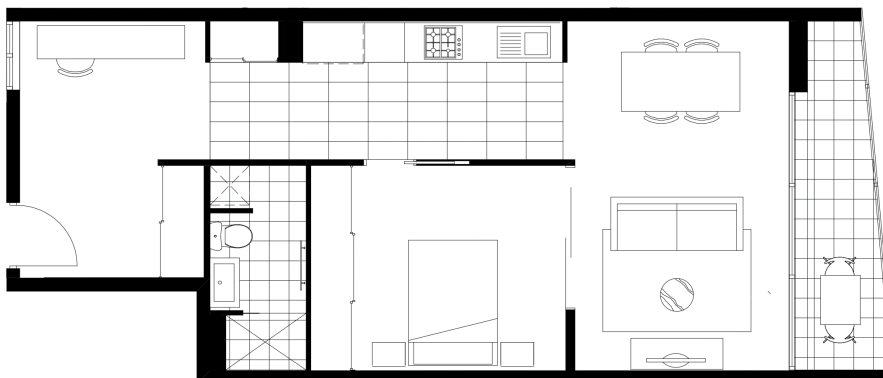
**Unit No's:**  
M.111,M.211

**No. of Bedrooms**  
1

**No. of Bathrooms**  
1

**Estimated Area**  
Living: 57.2m<sup>2</sup>  
Outdoor Living: 5.5m<sup>2</sup>

**DISCLAIMER:**  
FURNITURE NOT INCLUDED IN CONTRACT.  
FINAL LAYOUT IS SUBJECT TO DETAIL INPUT FROM SERVICE CONSULTANTS AND AUTHORITIES.  
FLOOR AREAS MEASURED TO INSIDE FACE OF WALLS. REFER TO ELEVATIONS FOR INDIVIDUAL BALUSTRADE TYPES.  
WINDOW LOCATIONS MAY VARY ON EACH LEVEL. REFER ELEVATIONS.  
ALL LANDSCAPE IS INDICATIVE ONLY. REFER LANDSCAPE PLAN FOR DETAIL.  
REFER STRATA PLAN FOR TOTAL AREAS.



ISSUE: 2-10-12

THE  
**belle**  
APARTMENTS