



117 Ross Street, Belmont

## A Rare Waterfront Sanctuary in One of Belmont's Finest Streets

Tucked away at the very end of a peaceful cul-de-sac in one of Belmont's most highly sought after pockets, this exceptional waterfront residence delivers a lifestyle that few properties can offer. With privacy beginning the moment the street ends, and Green Point Reserve and the shores of Lake Macquarie directly at your doorstep, this is a home where morning walks by the water, afternoon swims, and sunset entertaining become part of everyday life.

Backing directly onto the reserve, the property enjoys direct easy access to Lake Macquarie, creating a seamless connection between home and nature. The setting is tranquil, private, and incredibly picturesque, while still being just approx. 1.6km to Belmont CBD and the popular Good One café, and only approx. 1km to Belmont 16s Sailing Club, offering dining, entertainment, and waterfront leisure within easy reach.

At the heart of the home, a stunning saltwater swimming pool is positioned centrally, with the residence thoughtfully wrapping around it. This unique design creates a striking visual centrepiece while enhancing natural light, airflow, and effortless indoor-outdoor living. Solar pool heating allows for extended enjoyment across the seasons,

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### FOR SALE

Buyers Guide \$2,790,000

### VIEW

Sat 30th May @ 2:30PM - 3:00PM

### AGENTS

Paul Campbell

0417 678 593

paul.campbell@ljhooker.com.au

### AGENCY

LJ Hooker Warners Bay

(02) 4915 3800

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.

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while manicured gardens with established, low maintenance plantings further enhance the sense of privacy and calm, creating a peaceful sanctuary.

This substantial brick residence offers generous proportions, multiple living zones, and flexible spaces suited to both families and entertainers. Elevated positioning allows for extensive under-house storage, while the secure garage and additional driveway space provide excellent accommodation for multiple vehicles. Fibre to the premises (FTTP) connectivity also ensures fast, reliable internet, supporting modern living, remote work, and streaming with ease.

Key features include:

- Unique design with the entire home wrapping around a solar-heated saltwater pool
- Direct easy access to Lake Macquarie and Green Point Reserve
- Four spacious bedrooms, three featuring built-in wardrobes, plantation shutters, ceiling fans, and ducted air-conditioning
- Fourth bedroom includes a storage cupboard, ducted air-conditioning, and roller blinds
- Three separate living areas, many enjoying tranquil water views
- Modern kitchen with Caesarstone benchtops, electric cooking, walk-in pantry, and motorised blinds extending through the kitchen and main living areas
- Plantation shutters featured throughout the three main bedrooms
- Ducted vacuum system throughout
- Elevated home with extensive under-house storage options
- Low maintenance landscaped gardens designed for privacy and easy care
- Three car garage with additional space for vehicles in the driveway
- Fibre to the premises (FTTP) internet connection

This is a rare opportunity to secure a waterfront home offering exceptional lifestyle, privacy, and long-term value in one of Belmont's most desirable lakefront pockets.

(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 DETAILS

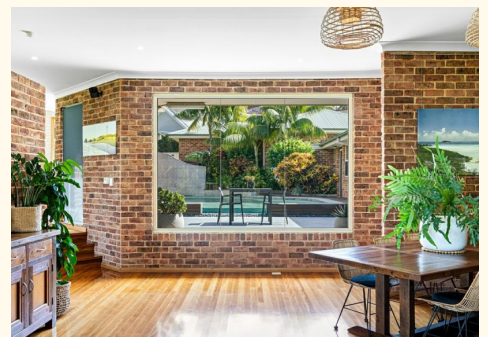
Property ID Z86HN8  
Property Type House  
Land Area 1032 m2  
Including Ensuite  
Study  
Air Conditioning  
Courtyard  
Dishwasher  
Built-in-Robes  
Area Views  
Bush Retreat  
Car Parking - Surface  
Carpeted  
Close to Schools  
Close to Shops

**Paul Campbell 0417 678 593**

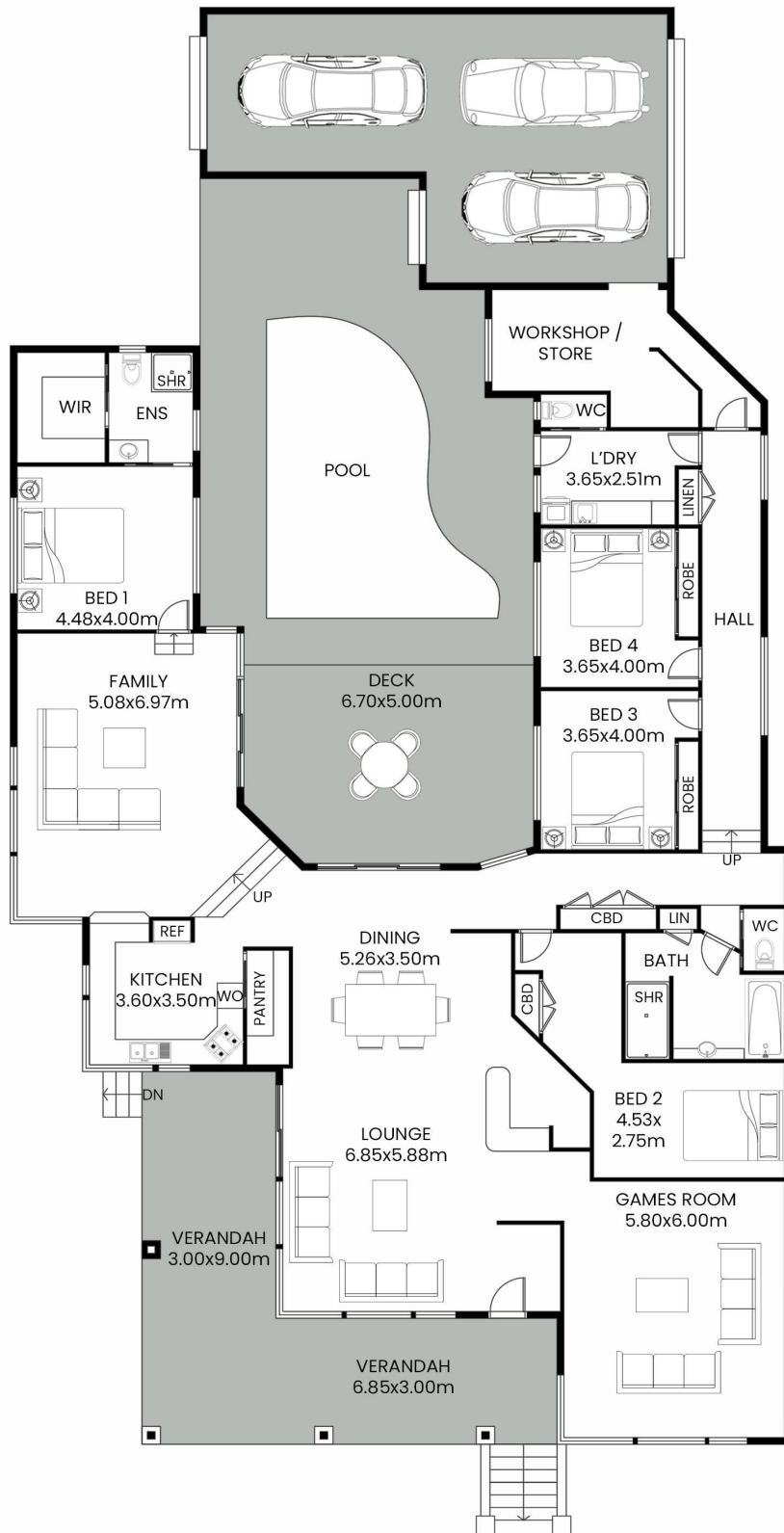
Chairman of the Board | [paul.campbell@ljhooker.com.au](mailto:paul.campbell@ljhooker.com.au)

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

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282  
[warnersbay.ljhooker.com.au](http://warnersbay.ljhooker.com.au) | [warnersbay@ljhooker.com.au](mailto:warnersbay@ljhooker.com.au)



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