



22 Matelot Place, Belmont

## Spacious Family Retreat in a Peaceful Cul-de-Sac Setting

Tucked away at the end of a quiet cul-de-sac, this impressive two-storey brick residence offers an exceptional lifestyle opportunity on an enormous approx. 1087sqm block. With generous proportions, multiple living zones, and abundant outdoor space, this home is perfectly suited to families seeking comfort, flexibility, and room to grow.

Set behind a fully fenced yard ideal for children and pets, the home unfolds across two well-designed levels. Each of the five bedrooms is large in size and includes built-in wardrobes and vertical blinds. Two of the bedrooms also feature their own reverse cycle air-conditioning units, providing personalised climate control year-round. The main bedroom enjoys direct access to the rear balcony which captures peaceful leafy views, along with its own walk-in robe and private ensuite.

Upstairs, the entire level is finished with easy-care tiled flooring and showcases a beautiful open-plan layout filled with natural light. There is plenty of space for a dedicated dining area, a relaxed living zone, and even a work-from-home setup. The living room also includes a charming wood fireplace, creating a warm and inviting atmosphere

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**FOR SALE**  
\$1,270,000

### AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

during the cooler months. The adjoining kitchen is generously appointed with stone benchtops, a five-burner gas cooktop, a breakfast bar, and abundant storage.

To complement the home's generous interior spaces, the expansive backyard provides an excellent canvas for outdoor living. With plenty of room for children to play, space to garden, or potential for future improvements, the yard enhances the home's family-friendly appeal and adds another layer of versatility to the property.

The lower level offers excellent flexibility with its own bathroom, laundry, and two additional rooms, making it ideal for guests, teenagers, or extended family members. It is also perfectly positioned for easy access to the swim spa which is included in the sale. Car accommodation and storage are outstanding, with a front double garage large enough to fit a five-metre boat. At the rear of the property, a substantial workshop and secure shed provide additional parking for another vehicle along with a sizeable space for hobbies or trades.

The property has been freshly painted and updated throughout, meaning the hard work has been done and the home is ready to enjoy immediately. Convenience is also a major drawcard, being only approx. 2km from Belmont CBD, local schools, popular dining options, and beautiful lakefront walking paths. Belmont Hospital is approx. 500m away, adding another layer of practicality for families.

Offering plenty of space and versatility in an incredibly convenient pocket of Belmont, this is a fantastic opportunity to secure a generous family home with outstanding potential and lifestyle benefits.

(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	1UJ1J
Property Type	House
House Size	1087 m2
Land Area	1087 m2
Including	Ensuite Study Air Conditioning Dishwasher Built-in-Robes Area Views Car Parking - Surface Close to Schools Close to Shops Close to Transport

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LOWER LEVEL



FIRST LEVEL

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