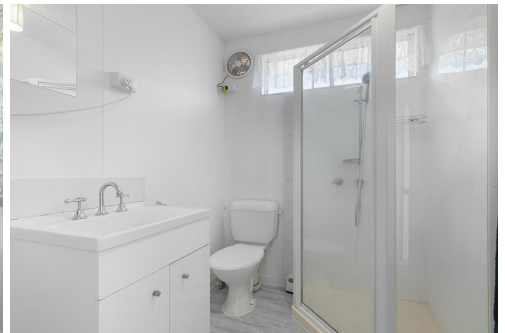
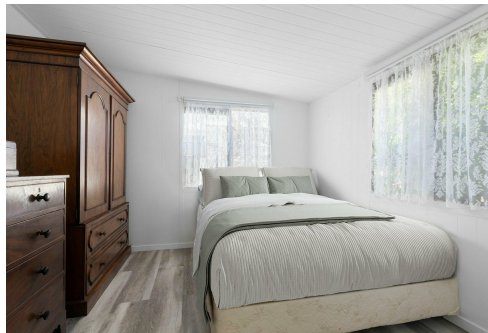
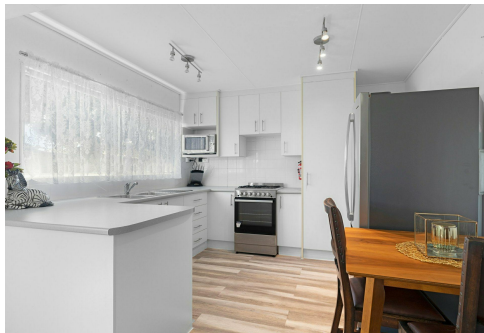




## Belmont, 35/30 Gerald Street

A Smart Investment or the Perfect Downsizer!

Nestled in the heart of Belmont, this charming two-bedroom home presents an exceptional opportunity for those seeking a relaxed, low-maintenance lifestyle. Whether you're looking to downsize, secure an affordable holiday home, or make a smart investment, this residence delivers on convenience, comfort, and unbeatable value.

Located within the sought-after Sails Holiday Park, this home offers a peaceful retreat with resort-style amenities at your doorstep. Enjoy exclusive access to a sparkling community pool, recreational room, BBQ facilities, and a rare dog wash station &ndash; perks that add to the lifestyle appeal. The home itself boasts a generous kitchen with gas cooking facilities, a dishwasher, and plenty of storage, making meal preparation effortless. The open-plan design enhances space and functionality, while the reverse-cycle air conditioning ensures year-round comfort.

Both bedrooms are well-sized, with one featuring a built-in wardrobe and ample room to



**For Sale**

Guide \$270,000 - \$290,000

**View**

[ljhooker.com.au/16KTF5E](http://ljhooker.com.au/16KTF5E)

**Contact**

**Sebastian Orpin**

0428 257 530

[sebastian@ljhookerbelmont.com.au](mailto:sebastian@ljhookerbelmont.com.au)

**Steven Georgalas**

0499 191 411

[steven@ljhookerbelmont.com.au](mailto:steven@ljhookerbelmont.com.au)



**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 Belmont**  
(02) 4945 8600

serve as a quiet study or work-from-home space. Step outside and take in the stunning location, with the waters of Lake Macquarie just approx. 220m away. A short stroll leads you to local hotspots, including the beloved "Good One" caf&acute;e; (approx. 450m) and the tranquil Belmont Baths (approx. 350m). The Belmont CBD is also within easy reach (approx. 700m), providing access to shopping, dining, and essential services, while the renowned Belmont 16's entertainment club sits just approx. 450m away.

Beyond its prime location, this home offers affordability rarely seen in today's market. The current owners report exceptionally low living costs, with rent as little as approx. \$167 per week and utility costs averaging approx. \$20-40 per month, making it an ideal option for retirees or budget-conscious buyers. Adding further value, a private car space is included, ensuring easy and secure parking.

This home is more than just a residence&mdash;it's a lifestyle opportunity. Paddleboard at sunrise, stroll along the waterfront, or simply sit back and enjoy the serene surroundings. With an extremely competitive price guide of \$270,000 - \$290,000, this property is expected to generate strong interest.

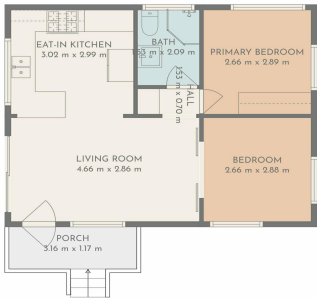
Please note: Potential purchasers will need to be interviewed by the owners of the holiday park prior to purchase.

## More About this Property

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| Property ID   | 16KTF5E                                                                   |
| Property Type | House                                                                     |
| Including     | Study<br>Air Conditioning<br>Pool<br>Deck<br>Dishwasher<br>Built-in-Robes |

**Sebastian Orpin 0428 257 530**  
Sales Associate | [sebastian@ljhookerbelmont.com.au](mailto:sebastian@ljhookerbelmont.com.au)  
**Steven Georgalas 0499 191 411**  
Director & Licensee | [steven@ljhookerbelmont.com.au](mailto:steven@ljhookerbelmont.com.au)

**LJ Hooker Belmont (02) 4945 8600**  
562 Pacific Highway, BELMONT NSW 2280  
[belmontnsw.ljhooker.com.au](http://belmontnsw.ljhooker.com.au) | [office@ljhookerbelmont.com.au](mailto:office@ljhookerbelmont.com.au)



**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 Belmont**  
**(02) 4945 8600**

