



## Belmont, 44 Albert Street

TWO FOR THE PRICE OF ONE!

Discover the ultimate in family living and investment potential with this exceptional property in the heart of Belmont.

Offering not just one, but two fully self-contained residences on a generous block, this unique opportunity is perfect for extended families, savvy investors, or those seeking a dual-income stream.

The main residence features a thoughtful layout with four bedrooms, separate lounge and dining rooms and a bathroom.

The modern kitchen features an island window for access to the dining room, creating a thoughtful and practical layout.

The recently built granny flat, features 2-bedrooms, 1-bathroom and ducted air



**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.

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**For Sale**

CONTACT AGENT

**View**

[ljhooker.com.au/XRMHN8](http://ljhooker.com.au/XRMHN8)

**Contact**

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

conditioning. Following a recent renovation, it offers modern standards and comfort.

With a fully equipped kitchen and a private entrance, it provides everything you need for independent living.

Enjoy the serenity of your own private outdoor area, making this the perfect retreat for extended family entertaining or a lucrative rental opportunity.

Nestled in a quiet neighbourhood, this property enjoys a prime position with easy access to every amenity.

You're just minutes away from local shops, schools, parks, and public transport, ensuring convenience from your doorstep. The nearby Belmont Baths and Lake Macquarie foreshore offer an array of recreational activities, making this location perfect for both relaxation and active living.

Estimated rental and return. \$1,000 - \$1,100 p/week

Features:

- \*Two separate income streams on single title
- \*4 bedroom home + 2 bedroom granny flat
- \*Drive through access to back yard and granny flat
- \*Large two car carport
- \*Ducted air in the granny flat
- \*Split system air conditioning in main residence
- \*Walking distance to shops and the lake

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 About this Property

<b>Property ID</b>	XRMHN8
<b>Property Type</b>	House
<b>Land Area</b>	575.4 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (2) Dishwasher Built-in-Robes Car Parking - Surface Carpeted Close to Schools Close to Shops Close to Transport

**John Church 0414 294 944**

Sales and Marketing Executive | Independent Contractor |  
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**Robert Church 0468 813 659**

Sales Executive | Robert.church@ljhooker.com.au

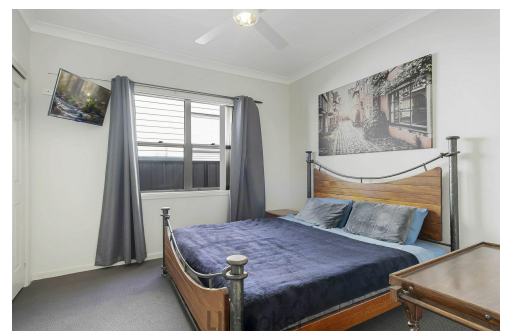
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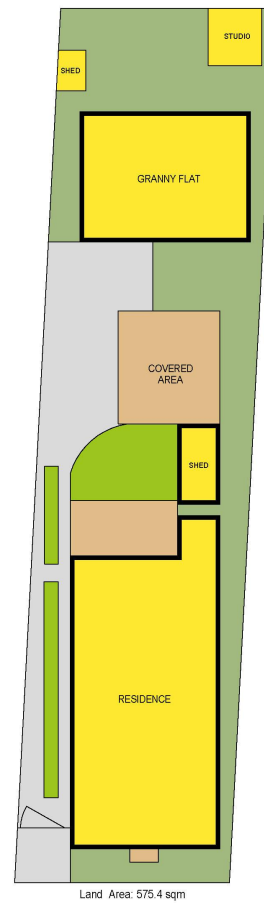
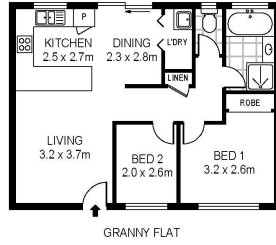
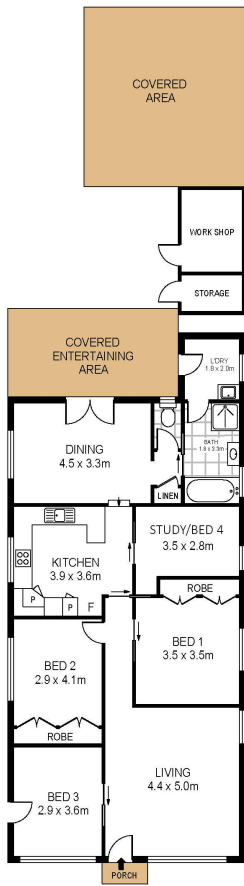


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Total Internal Floor Area: 114 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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