




57a Haig Street, Belmont

## Modern Dual-Living Design with Premium Granny Flat Inclusion

This brand new, architecturally designed residence delivers a rare opportunity to secure a high-quality dual-living home, perfectly suited to extended families, investors, or those seeking additional income potential. Comprising a spacious four-bedroom main residence alongside a fully self-contained two-bedroom granny flat, this property offers flexibility, privacy, and modern living all on one easy-care block.

Set on a private driveway and positioned on a neat, low-maintenance 716 sqm parcel of land with Lake Macquarie water views, the home has been thoughtfully designed for both practicality and lifestyle. Both dwellings enjoy their own alfresco entertaining areas, finished with imported Spanish porcelain tiles that extend through to the entry of the main residence, creating a cohesive, high-end finish and durable outdoor living spaces.

The main residence showcases quality and functionality throughout. Upstairs, all four bedrooms are generously sized, complete with built-in wardrobes, plush new carpet, and ducted air-conditioning, ensuring comfort year-round. The master suite is a true retreat, featuring both block-out curtains and sheer curtains, a large walk-in wardrobe, and a beautifully appointed ensuite with a frameless shower, recessed

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**FOR SALE**  
Contact Agent

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

shelving, double basin, and its own skylight. All bathrooms throughout the home benefit from skylights, enhancing natural light and ventilation, while the main bathroom also includes a standalone bathtub.

An additional living space upstairs provides flexibility for families, offering a separate retreat or relaxation zone. Downstairs, the home opens into a high-quality combined kitchen, living, and dining area, finished with durable hybrid timber flooring and capturing beautiful lake water views. The kitchen is well-equipped with stone benchtops, a five-burner gas cooktop, water purifier, and a full suite of appliances including dishwasher, fridge, and washer and dryer, allowing buyers to move straight in without compromise. Soft-close cabinetry is featured throughout, while a powder room, galley-style laundry, understairs storage, and ample built-in storage further enhance the home's practicality.

Comfort and efficiency are prioritised with a six-zone ducted air-conditioning system, acoustic insulation throughout, and double-glazed windows, providing enhanced temperature control and sound insulation. A 6.6kW solar system, twin instantaneous hot water systems, inverter heating and cooling, and a 4500L rainwater tank further contribute to the home's energy efficiency and sustainability. The home is also fitted with a security system and alarm, along with an electric vehicle charger in the garage, catering to modern living requirements.

The attached granny flat is equally impressive, offering a fully self-contained and well-designed space ideal for extended family, guests, or rental income. It features a spacious open-plan living and dining area, serviced by reverse-cycle air-conditioning for comfort. The kitchen includes a four-burner gas cooktop, dishwasher, and a clever European-style laundry that doubles as additional pantry storage, all complemented by a unique glass splashback that overlooks the garden. Both bedrooms are generously sized with built-in wardrobes and plush new carpet, while the bathroom is finished with a stone-top vanity, recessed shower shelving, and modern fittings.

Both homes have been designed to maximise natural light through extensive window placement, creating bright and inviting interiors throughout. Gas bayonets are installed in each alfresco area for convenient outdoor cooking, further enhancing the property's entertaining appeal. The property also benefits from separate electricity boxes, water, and gas meters for both the main home and granny flat, allowing for true independence between the two dwellings.

Positioned just approx. 1.4km from Belmont CBD, you are within easy reach of local cafés, dining, shopping, and everyday amenities, ensuring convenience is never compromised.

Offering exceptional versatility, premium inclusions, and a truly move-in-ready finish, this is a rare opportunity to secure a brand new dual-living home designed for modern lifestyles.

(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 2PJ1J  
Property Type House  
Land Area 716.8 m2  
Including Ensuite  
Study  
Air Conditioning  
Courtyard  
Dishwasher  
Built-in-Robes  
Car Parking - Surface  
Carpeted  
City Views  
Close to Schools  
Close to Shops  
Close to Transport

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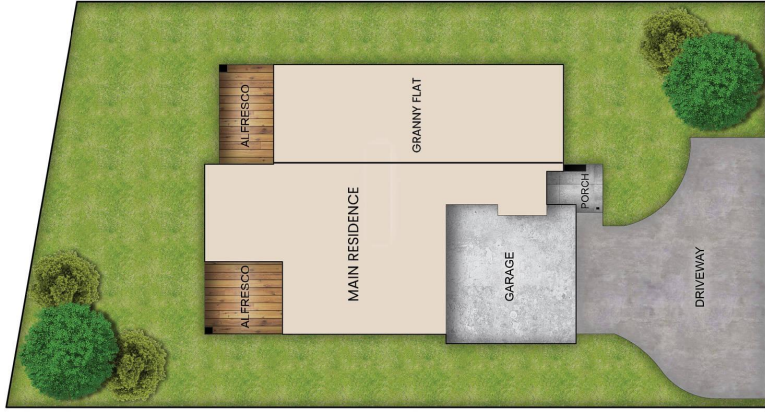
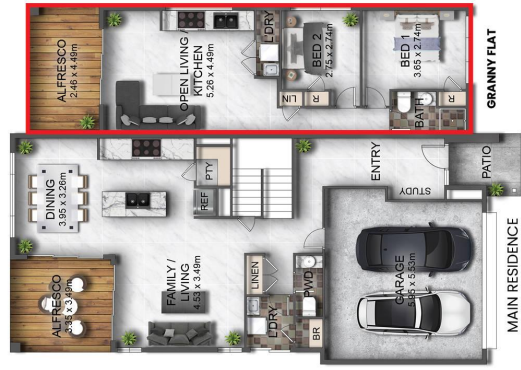
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**FIRST FLOOR**  
(MAIN RESIDENCE)



**SITE PLAN**