



60 Maude Street, Belmont

## Unbeatable Location in the Heart of Belmont

This single-level two-bedroom, one-bathroom weatherboard home presents a rare opportunity for first home buyers, investors, or developers looking to secure a foothold in one of Belmont's most tightly held pockets. Positioned in the heart of the Belmont CBD and just approx. 170m from the shores of Lake Macquarie and Belmont Baths, the lifestyle on offer here is second to none.

Inside, polished hardwood floors flow throughout, adding warmth and character. Both bedrooms are well sized, while the neat and versatile floor plan makes the home easy to navigate and ready for you to make your own. The lounge room features a reverse-cycle air conditioner to ensure comfort all year round, while the home is completely self-contained with a secure backyard-perfect for kids and pets to enjoy safely.

The kitchen is generously proportioned with plenty of storage, preparation space, and electric cooking facilities, and it flows seamlessly into the rest of the home.

For commuters, public transport couldn't be more convenient, with a bus stop just approx. 120m away. Everyday essentials are also right

2 1 2

**FOR SALE**  
\$700,000

### AGENTS

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### AGENCY

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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

at your fingertips-Good One Café is approx. 140m away for your morning coffee, Belmont Citi Centre is approx. 400m, and the Belmont CBD's wide selection of shops, dining, and services are all within walking distance.

Whether you're entering the market, searching for a well-located investment, or looking for development potential, this property ticks all the right boxes. Opportunities like this in Belmont are increasingly rare-don't miss out.

(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	RJ1J
Property Type	House
Land Area	257 m2
Including	Study
	Air Conditioning
	Dishwasher
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Fenced Backyard

**Steven Georgalas 0499 191 411**

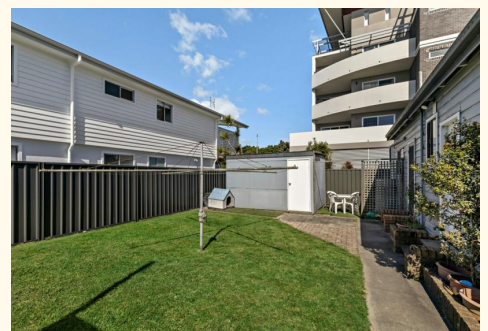
| [steven@ljhookerbelmont.com.au](mailto:steven@ljhookerbelmont.com.au)

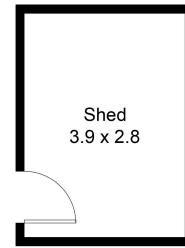
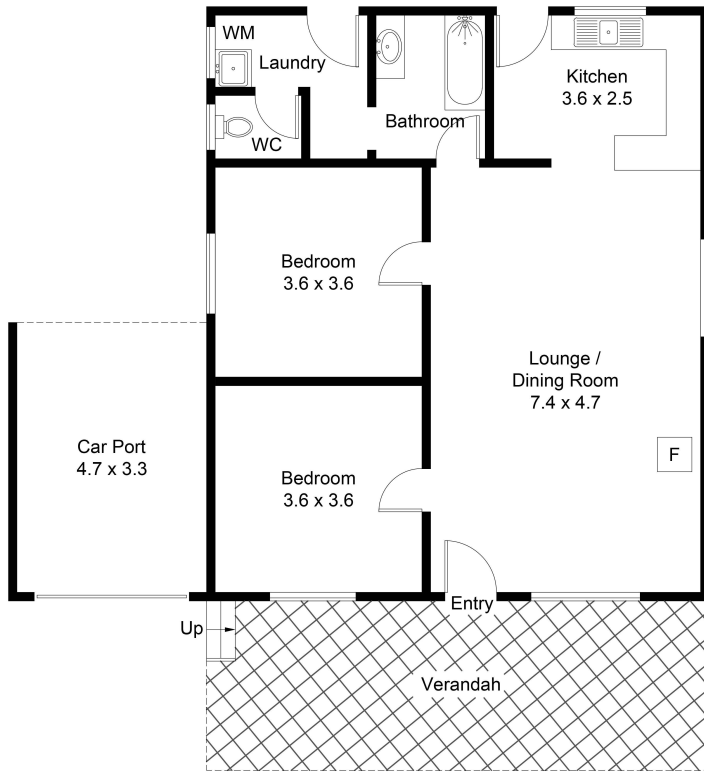
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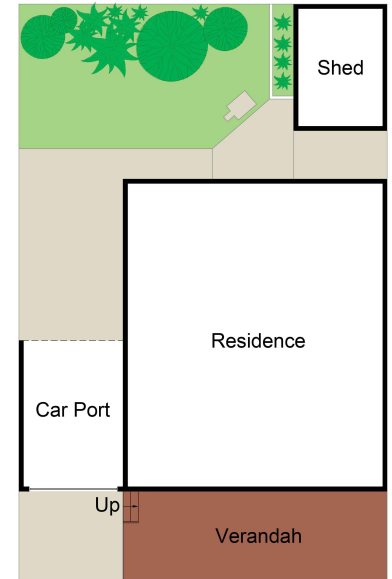
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(Not Shown In Actual  
Location / Orientation)



(SITE PLAN NOT TO SCALE)



Approximate Gross Internal Area = 95.8 sq m