







75 Spinnaker Ridge Way, Belmont

Big on Space, Built for Family Living

Bright, inviting and impressively spacious, this substantial two-storey home delivers the flexibility growing families need, with four bedrooms, three bathrooms, multiple living areas and a double garage providing plenty of room for everyone to find their own space.

The ground floor has been thoughtfully designed around everyday family living. A generous family area forms the central hub of the home, complemented by a separate lounge, formal dining room and an additional rumpus room, providing three distinct living spaces for entertaining, relaxing or giving the kids a zone of their own. A dedicated study adds further versatility for those working from home or needing a quiet homework space.

At the heart of the home, the cottage-style kitchen offers ample bench space, generous storage and a built-in rangehood, with a large window providing a clear outlook across the private, child-friendly backyard. The adjoining covered alfresco area creates an easy extension of the living space and a great setting for outdoor dining while the kids enjoy the yard.

Upstairs, all four bedrooms are positioned together, including an

4 3 2

FOR SALE
Expressions of Interest

VIEW
Sat 14th Nov @ 10:00AM - 10:30AM

AGENTS
Steven Georgalas
0499 191 411
steven@ljhookerbelmont.com.au

AGENCY
LJ Hooker Belmont
(02) 4945 8600

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.

impressive master suite with a walk-in wardrobe and spacious private ensuite complete with a bathtub. Three additional bedrooms share the main family bathroom, while a third bathroom downstairs adds valuable convenience for guests and busy households.

Comfort is well covered with ducted air conditioning upstairs and split-system air conditioning, while an integrated intercom and alarm system add further practicality. A double garage provides secure accommodation for two vehicles with convenient internal access.

Set within a popular Belmont location, the home is within easy reach of Belmont's cafés and dining, Belmont Hospital, local schools and the beautiful Green Point Foreshore Reserve, placing everyday essentials and some of Lake Macquarie's best lifestyle attractions close to home.

Offering generous proportions, excellent separation of living and a backyard made for family life, this is a home with the space and flexibility to comfortably grow alongside you.

(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	3UJ1J
Property Type	House
Land Area	591.1 m2
Including	Ensuite
	Study
	Air Conditioning
	Courtyard
	Dishwasher
	Built-in-Robes
	Area Views
	Car Parking - Surface
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport

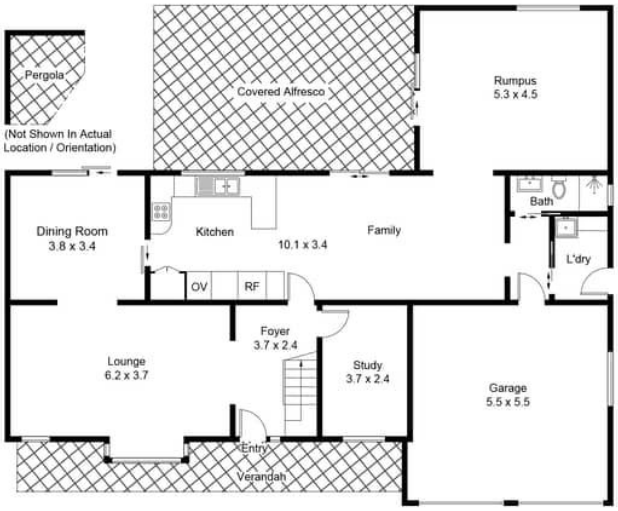
Steven Georgalas 0499 191 411
| steven@ljhookerbelmont.com.au

LJ Hooker Belmont (02) 4945 8600
562 Pacific Highway, BELMONT NSW 2280
belmontnsw.ljhooker.com.au | office@ljhookerbelmont.com.au

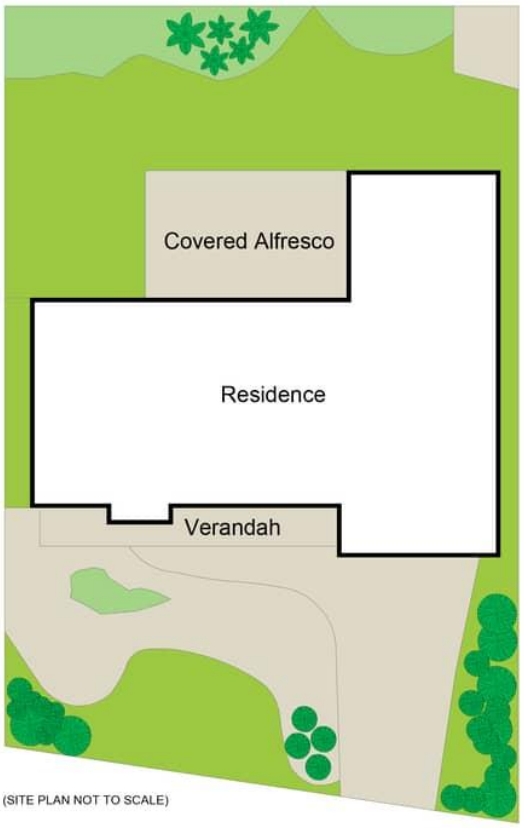
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Upper Floor = 93.0 Sq M



Ground Floor = 160.2 Sq M



N

RF - XXXW x XXXH
WM - XXXW
Approximate Gross Internal Area = 253.1 sq m (Including Garage)

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.