

Belmont, 84 Hill Street

Modern Luxury: A Multi-Level Oasis

As you step onto the property, the double automatic garage with dual access welcomes you, featuring a workshop and access to a wine cellar. Adjacent to the garage, discover a versatile study or guest bedroom with a reverse cycle air-con, offering a private retreat secluded from the rest of the home. An additional bathroom on this level, seamlessly connected to the yard and resort-style pool, provides the perfect spot for post-swim refreshment or convenient guest use. The home is solar-powered, equipped with an intercom system, and enhanced with security cameras for added peace of mind.

Moving to the first level, the spacious lounge room boasts block-out blinds, opening to the dining and kitchen areas. Enjoy the comforts of a ceiling fan, plantation shutters, multiple gas outlets and access to a wrap-around timber deck, offering multiple alfresco dining areas and BBQ options. The kitchen is



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For Sale

Guide \$1,600,000 - \$1,700,000

View

ljhooker.com.au/166BF5E

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flooded with natural light and equipped with a 5-top gas stove, gas and electric oven, pantry space, dishwasher, and additional dining space with glass louvres. Two bedrooms on this level feature ceiling fans, with the second bedroom also offering a built-in robe and mezzanine level – ideal for an additional study space or extra bed.

A separate laundry with storage, dryer, and washer, as well as a large main bathroom with a shower, heat lamps, and a well-lit vanity, complete the first level. The backyard is a private, fully fenced, low-maintenance haven with rear access, a resort-style pool featuring a fountain and spa jets, citrus trees, and an established vegetable garden.

Nestled at the back of the yard, is a separate retreat/established house with its own deck, ceiling fan, reverse cycle air-conditioner, lounge, kitchenette, and fully furnished amenities. This income-producing space includes a bedroom with a ceiling fan, built-in wardrobe, and access to a separate back patio, making it an attractive addition for potential buyers.

Ascend to the third level, you can enjoy a study that can easily serve a dual purpose as the perfect baby's room. This level also houses the main bedroom, complete with block-out blinds, a negotiable sauna, built-in mirrored robe, private balcony, TV connectivity, and access to an open bathroom. The bathroom includes a separate spa bath, double vanity, ample storage, demister, and light-controlled mirrors.

Centrally located to Belmont CBD with easy access to groceries and local shops, 84 Hill Street, Belmont, offers a sophisticated blend of luxury and practicality for modern living.

Council Rates: Approx. \$2202.95 p.a.

Water Rates: Approx. \$818.69 p.a.

(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 About this Property

Property ID	166BF5E
Property Type	House
Land Area	897.9 m ²

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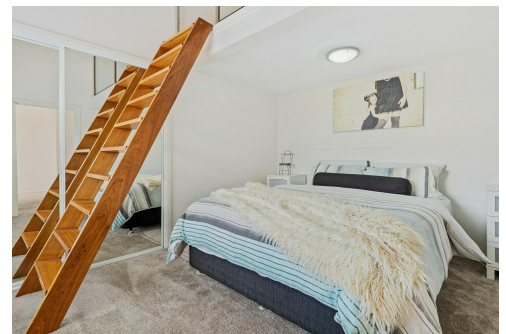
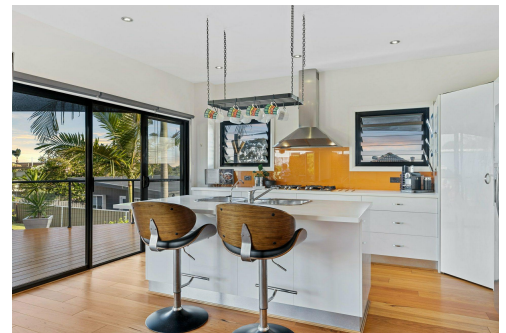
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