

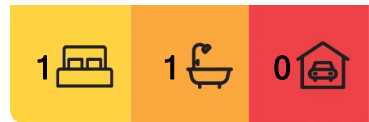
## Belmont, 108/11 Ernest Street

### Modern Apartment Living with Spacious Courtyard Charm

Experience the perfect mix of modern living, privacy, and convenience in this beautifully designed one-bedroom, one-bathroom apartment, nestled in the heart of Belmont. With private, secure access to the building, this home offers peace of mind and a sense of exclusivity, all while being close to everything you need.

The galley-style kitchen is as practical as it is stylish, featuring electric cooking facilities that make meal preparation a breeze. Whether you're whipping up a quick breakfast or cooking dinner for guests, this space is designed to work for you.

The bedroom is more than just a place to sleep—it's a versatile retreat. With its mirrored built-in wardrobes and the option to open up and connect to the lounge and courtyard, it offers flexibility to suit your lifestyle. Whether you prefer a cosy, private space or an open, airy flow, this feature makes it easy to adapt the apartment to your needs.



**For Sale**  
Preview

**View**  
By Appointment

**Contact**  
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**LJ Hooker Belmont**  
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**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.

The living area opens seamlessly onto a spacious courtyard, creating the perfect indoor-outdoor vibe. Whether it's for a quiet morning coffee, alfresco dining with friends, or a peaceful spot to unwind, this private outdoor space makes this apartment feel like so much more than just a home—it's a sanctuary.

Located just a short stroll (approx. 350m) from Belmont Central Shopping Centre, you'll love the convenience of having shops, cafes, and daily essentials right at your doorstep. And for those who enjoy the local lifestyle, popular lakefront cafes like "Good One" are just approx. 900m away, making it easy to grab a coffee or brunch with friends.

Families and commuters will appreciate the proximity to public transport and local schools, with Belmont Public School only approx. 0.59km away and Belmont High School approx. 0.92km.

This apartment isn't just about the features—it's about the lifestyle. With its thoughtful design, secure access, and unbeatable location, it's the ideal choice for first-home buyers, downsizers, or investors looking for something special in Belmont. It's a place you'll love to call home.

Council Rates: Approx. \$901.00 p.a.

Water Rates: Approx. \$759.51 p.a.

Strata Levies: Approx. \$1,107 p.q

(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

<b>Property ID</b>	16M5F5E
<b>Property Type</b>	Unit
<b>House Size</b>	98 m <sup>2</sup>
<b>Land Area</b>	98 m <sup>2</sup>
<b>Including</b>	Air Conditioning Intercom Courtyard Dishwasher Built-in-Robes Secure Parking

**Steven Georgalas 0499 191 411**

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

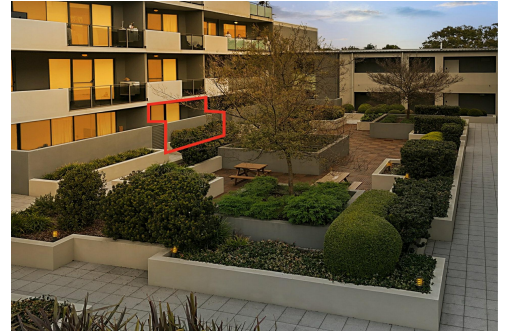
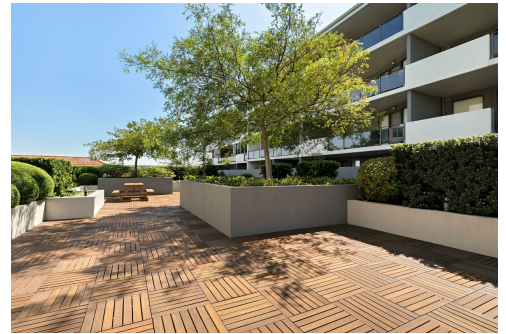
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# 1B

**UNIT NUMBER**

E108

**NO. OF BEDROOMS**

1

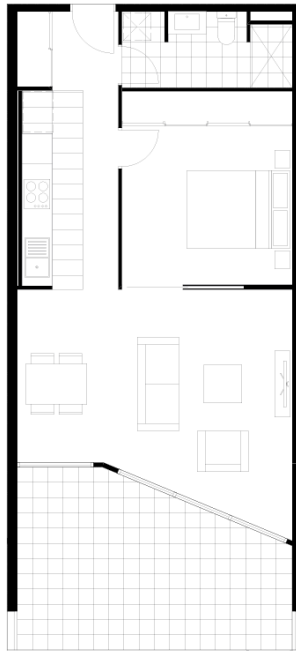
**NO. OF BATHROOMS**

1

**ESTIMATED AREAS**

LIVING : 50m<sup>2</sup>

OUTDOOR LIVING: 16m<sup>2</sup>



**DISCLAIMER:**  
FURNITURE NOT INCLUDED IN CONTRACT.  
FINAL LAYOUT IS SUBJECT TO DETAILED INPUT FROM CONSULTANTS & AUTHORITIES.  
FLOOR AREAS MEASURED TO INSIDE FACE OF WALLS.  
REFER TO ELEVATIONS FOR INDIVIDUAL BALUSTRADE TYPES.  
WINDOWS LOCATIONS MAY VARY ON EACH LEVEL. REFER TO ELEVATIONS.  
ALL LANDSCAPING IS INDICATIVE ONL. REFER TO LANDSCAPE PLAN FOR DETAILS.  
REFER TO STRATA PLAN FOR TOTAL AREAS.



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DATE OF ISSUE 1/08/2014

**THE**  
**belle**  
APARTMENTS