



Belmont, 47A Gregory Street

Modern Serenity

Welcome to your dream family home in the heart of Belmont! This modern 4 bedroom, 2 bathroom residence seamlessly combines indoor and outdoor living, making it perfect for families seeking comfort and convenience.

Step inside to discover beautifully designed modern rooms throughout, tailored for comfort and functionality. The master suite, located at the front of the house, boasts a generous walk-in robe, a private ensuite, and an abundance of natural light, creating a serene retreat for relaxation. At the back end of the home, you'll find three sizable bedrooms, all conveniently located near a well-appointed bathroom and a separate toilet, ensuring ample space for the entire family.

This home features ducted reverse cycle LG air conditioning throughout, maintaining a comfortable climate all year round. The spacious open plan kitchen is a chef's delight, equipped with large benchtops, a Chef gas cooktop and oven, and a very large fridge



For Sale
Expressions of Interest

View
ljhooker.com.au/12SMHVX

Contact
Daniel Lewis
0422 293 871
dlewis.applecross@ljhooker.com.au



LJ Hooker Applecross
08 6268 0130

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.

space, perfect for family gatherings and entertaining guests. Adjacent to the kitchen is a sizeable laundry room, complete with a benchtop, sink, and a sliding door that provides direct access to the outdoor area.

The double garage offers convenient internal access to the home, ensuring ease and security. Step outside to the alfresco area, which provides plenty of space for outdoor dining and entertaining. The large grassed backyard is fully fenced, making it a safe haven for children and pets to play.

Additional features of this stunning home include high gloss enamel door frames, polyvinyl flooring for easy maintenance, a durable Colorbond roof and gutters, and Steel-line garage doors for added security. The pantry and linen cupboard are equipped with four 450mm wide shelving units, providing ample storage space. Enjoy the modern ambience created by LED downlights in cool white throughout the home.

This property is the perfect blend of sophistication and comfort, ready for you to move in and create lasting memories. Don't miss out on this incredible opportunity - schedule a viewing today!

Property features:

- Double garage with internal access
- Master bed with walk in robe
- Ensuite
- Ducted R/C air conditioning
- Open plan living/dining
- Separate toilet
- Laundry room
- Bright house
- Fully fenced backyard
- Alfresco area

For an inspection please call Dan on 0422 293 871 or email dlewis.applecross@ljhooker.com.au

Important• Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Applecross will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.



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More About this Property

Property ID	12SMHVX
Property Type	House
Land Area	429 m2
Including	Air Conditioning Toilets (2) Built-in-Robes

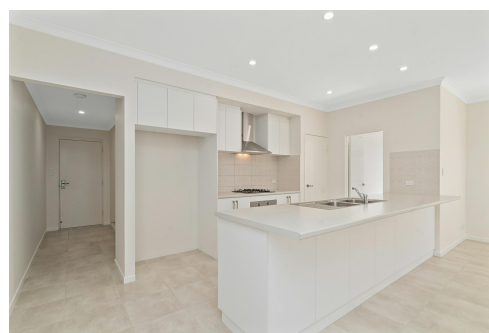
Daniel Lewis 0422 293 871

Director, Licensee and Auctioneer | dlewis.applecross@ljhooker.com.au

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GENERAL NOTES:

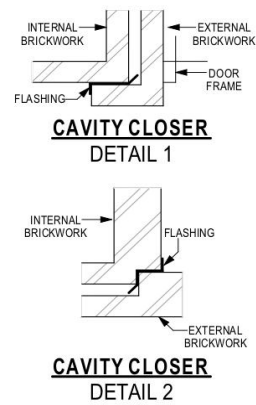
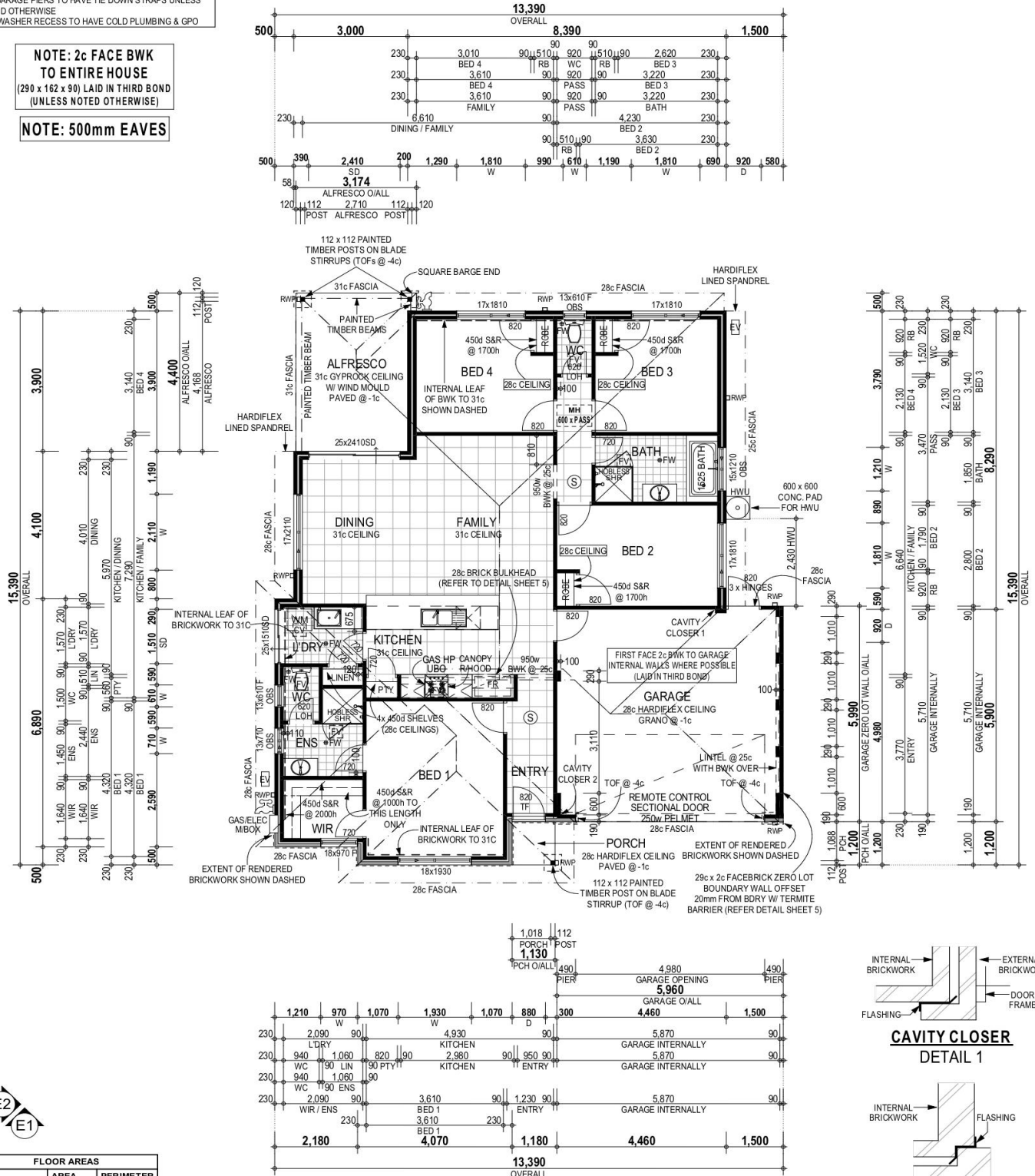
TIMBER ROOF FRAMING IN ACCORDANCE WITH AS 1684
 400 x 400 BLOCK OUT TO CEILING FRAME FOR ALL FLUED
 VENTS, EXHAUST FANS & RANGEHOOD WHERE SHOWN ON
 PLANS AS 'FV'
 PLANS TO BE READ IN CONJUNCTION WITH CERTIFIED
 ENGINEER'S DETAILS
 ALL GARAGE PIERS TO HAVE TIE DOWN STRAPS UNLESS
 NOTED OTHERWISE
 DISHWASHER RECESS TO HAVE COLD PLUMBING & GPO

SUPERVISOR NOTE:
 METAL DECK ROOF
 ENGINEER'S HOLDING DOWN
 DETAILS TO APPLY



**NOTE: 2c FACE BWK
 TO ENTIRE HOUSE
 (290 x 162 x 90) LAID IN THIRD BOND
 (UNLESS NOTED OTHERWISE)**

NOTE: 500mm EAVES



FLOOR AREAS	
AREA	PERIMETER
HOUSE	133.12
GARAGE	35.30
ALFRESCO	13.06
PORCH	1.35
AREA	PERIMETER
182.84 m ²	98.27 m
ROOF	199.96
	60.32

These are the plans referred to in our contract
 DATE _____
 OWNER _____ BUILDER _____
 OWNER _____ WITNESS _____
 PROPOSED RESIDENCE
 FOR : **Mr S. Liu**
 AT : **Lot 1 (#47A) Gregory Street,
 BELMONT**

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IMPORTANT NOTES

- Ross North Group reserves the right to vary dimensions and materials from those on display.
- Please check plans, specifications and addenda carefully.
- All dimensions strictly to take preference over scaling.
- Dimensions shown are for brickwork only & do not include plaster or tile thickness.
- PLUMBER NOTE** (P) - Centralise Floor Waste's to extent of wet areas.
- Rainwater downpipes (RWP) positions shall be located as indicated on plans - roof plumber shall contact office/supervisor if any change in positioning is required.

WIND:	CLASS: N1	SHIELDING: FS	SCALE: 1:100	SHEET: 2 of 7
MOUSE:	SPECIAL - Unit 1			
DRN	DATE	CHKD	DESCRIPTION	
PV	22/05/17	AG	PLANNING	
CB	24/07/17	AG	PLN AMENDS	
CB	16/08/17	AG	PRELIM	
CB	22/11/17	PV	FINAL + V001	
CB	08/05/18	-	V003	
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

JOB # **7975**

RossNorth developments
 OUR EXPERIENCE. YOUR RETURNS

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