

## Hillbank, 10 Belmont Gardens

### Ideal Home For The Growing Family

Located in the highly sought-after suburb of Hillbank, this charming 3 bedroom home, proudly presented by Gareth Dickins from LJ Hooker, sits on an expansive 836sqm (approx.) allotment. Offering an array of features and an ideal location, this property is perfect for families or those seeking a peaceful lifestyle.

#### Key Features Include:

- A spacious formal lounge room flowing seamlessly into the dining area, with enough space to convert it into a potential 4th bedroom
- The master bedroom, located at the front of the home, boasts a stylish ensuite and built-in robe for added convenience
- A generous kitchen equipped with plenty of cupboard space, a dishwasher, and modern cooking appliances, overlooking a large, inviting living area
- Bedrooms 2 and 3 are positioned off the rear hallway and are serviced by a stunning 3-



#### For Sale

\$685,000 - \$745,000

#### View

[ljhooker.com.au/66PRFDC](http://ljhooker.com.au/66PRFDC)

#### Contact

**Gareth Dickins**

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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.

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**(08) 8255 9555**



way bathroom

- Reverse cycle ducted climate control ensures year-round comfort throughout the home.
- Stylish downlights, high-quality flooring, and elegant window furnishings enhance the overall appeal

#### Outdoor Features:

- A carport under the main roof and additional space at the front and rear of the property offer secure parking options
- A large entertainment area, perfect for hosting weekend barbecues with family and friends
- A spacious paved section, ideal for kids to play
- A large garden shed, ideal for the home handy-person
- A terraced rear garden provides flexibility for various uses and is surrounded by well-established greenery

#### Prime Location:

Situated in the prestigious Hillbank neighborhood, this home offers easy access to Elizabeth City Centre and Munno Para Shopping City, with a range of local amenities and dining options nearby. Families will appreciate the proximity to both private and public schools, while outdoor enthusiasts can take advantage of nearby Gloaming Reserve and Jo Gapper Dog Park, perfect for leisure activities or an afternoon stroll.

This delightful property truly has it all and must be seen to be fully appreciated. Don't miss this incredible opportunity!

Call Gareth Dickins on 0417 883 329 for more information.

#### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

Property ID	66PRFDC
Property Type	House
House Size	149 m2
Land Area	836 m2

#### Gareth Dickins 0417883329

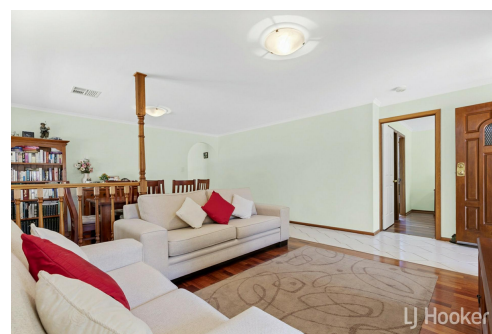
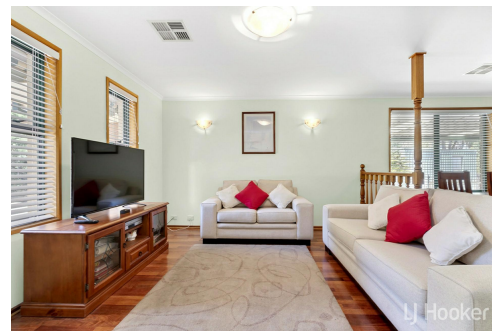
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by Property Portraits

Interior	123m <sup>2</sup>	<b>238m<sup>2</sup></b> <b>TOTAL</b>
Exterior	100m <sup>2</sup>	
Shed	15m <sup>2</sup>	