



## Swansea, 62 Belmont Street

### A Grade Dual-Home Investment!!

Situated just moment from all of the action, is this exceptional opportunity that offers robust returns, and continued convenience for the long haul —in a nutshell though, this is a dual-home property on a single title, tailor-made for the astute investor! Currently returning a combined \$1,215PW.

The front residence, has been renovated overtime, and offers 2 bedrooms, a contemporary kitchen boasting plenty of storage , and a large main bathroom, which can be accessed from the front room & main living section of the property. The lounge room is well sized, and central to it all. The residence is looked after brilliantly by standout tenants. The original timber floorboards convey a sense of warmth, and the plantation shutters finish it of brilliantly. The yard space is secure, and low maintenance at its finest. Currently returning \$535 per week until May 2025.

The rear residence was built with our owner 100% in mind, so this one is loaded with all of

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**For Sale**  
\$1,100,000

**View**  
[ljhooker.com.au/1DMXF6H](http://ljhooker.com.au/1DMXF6H)

**Contact**  
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**LJ Hooker Maitland**  
**(02) 4933 5511**

**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.

today's modern conveniences —bamboo flooring, ceiling fans & downlights. The open plan living kitchen & dining area is also a standout, with stone bench tops, gas cooking & quality stainless steel appliances & again, plantation shutters feature throughout bringing up the internal & external appeal. All three of the bedrooms offer built in storage & are well sized for all family members to enjoy. Both of the bathrooms are tastefully modern, with one being located in the laundry space.

Externally to this standout home is the undercover carport attached to the double garage, allowing for plenty of room for the pride & joy, tinny or van. Also tenanted until January 2025 at \$680pw.

The location of this standout property speaks for itself —just a short walk to The Channel, Swansea RSL Club, Woolies, and a plethora of specialty stores within walking distance.

This fantastic investment option is for sale NOW or at Auction on the 23/11/24 onsite. Proudly marketed by LJ Hooker Maitland, please contact exclusive agent Ben Cotton 0434 638 822 for further details.

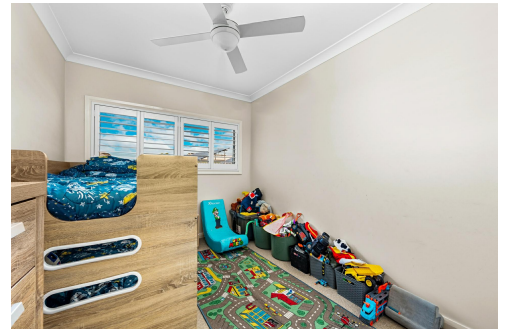
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## More About this Property

<b>Property ID</b>	1DMXF6H
<b>Property Type</b>	House
<b>Land Area</b>	491 m2
<b>Including</b>	Air Conditioning Toilets (3) Built-in-Robes Close to Schools Close to Shops Close to Transport

**Ben Cotton 0434 638 822**  
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