



## 17 The Avenue Belmont VIC

3 1 1

Located in a premium street on an abundant allotment of 1,011m2 approx, this 3 bedroom home is the perfect place to invest in your future and family. With a charming curb-side appeal and grand proportions you instantly feel at home once you set foot inside. The kitchen overlooks the sunny rear yard; there is a large separate lounge and all bedrooms have built-in-robos. The classic family bathroom has a bath and a separate shower, there is also a separate laundry room and toilet. Outside the house faces north-east, which means plenty of winter sun when the sun is lower in the sky and a big backyard ideal for kids and pets to play. There is a wonderful entertaining area ideal when friends and family come over and garaging with the bonus of a workshop. Would suit families, investors, and a possible development opportunity (STCA). Walking distance to local schools, shops, bus stops and the beautiful Barwon River. Your opportunity awaits to create

**Land Size** : 1011 sqm

**View** : <https://www.maxwellcollins.com.au/sale/vic/geelong-district/belmont/residential/house/7894638>



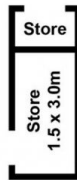
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