



23 Kananook Crescent Belmont North, NSW

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### Discover your dream home by the sea!

This stunning 3 bedroom house offers breathtaking ocean views from the front lounge room and balcony. Presenting upgraded bathroom, new carpet, spacious kitchen, and sunroom where you can unwind, relax while overlooking the lush native garden. Triple car garage workshop area and not one but two driveways. Perfect for the caravan, boat, or ample parking. Enjoy year-round serenity and natural beauty right from the comfort of your home. The coastal lifestyle you've always desired.

- Three bedroom two storey home, built-ins to two
- Galley kitchen, stainless steel appliances, plenty cupboard space
- Upgraded bathroom, separate toilet, new carpet, air conditioner
- Spacious lounge room, dining and sunroom, downlights
- Internal laundry, second toilet, triple car garage, workshop area
- 601sqm fully fenced block, native garden, under cover area
- Estimate rental return \$580.00 - 600.00 per week
- Close to schools, shops, lake and 30 mins to Newcastle CBD

**Price:** \$825,000  
**Council Rates:** \$1,971.00/year (approx)  
**Water Rates:** \$774.00/year (approx)



**Renee Wright**

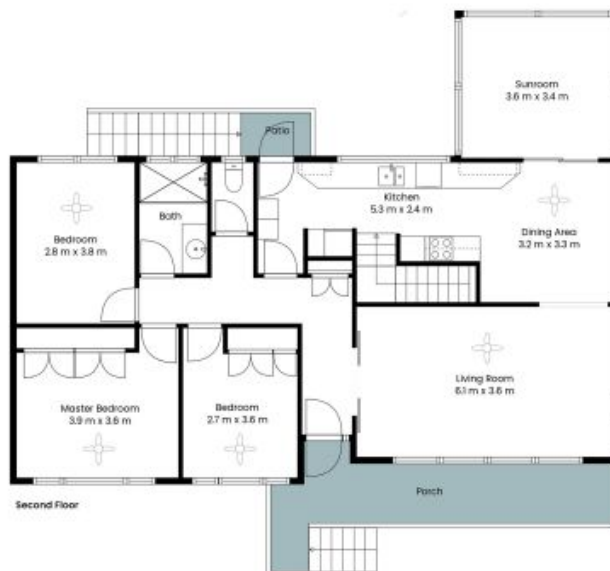
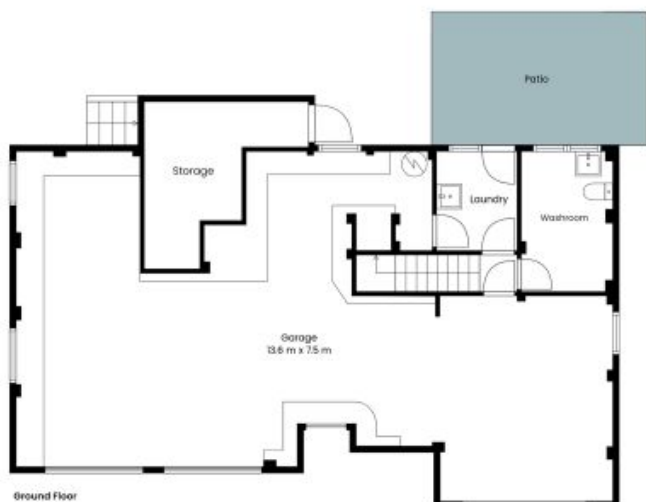
0499 179 460



**Louise Barwick**

0450 560 478

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Belmont North



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

