



24 Belmont Avenue Wollstonecraft, NSW

3 2 1

SOLD BY DAVID HILL 0411 491 122

Instantly livable yet brimming with potential to flaunt your creative designer flair, this boutique town home has been in the same family for 51 yrs. Flowing across two bright and spacious levels with outlooks to the city skyline, views to the mountains plus a sunny north facing entertainers' deck, it is nestled in a quiet leafy street just a six-minute stroll from rail and a seven-minute wander to Crows Nest's sizzling hotpot of eateries.

Features:

- Excellent design, full brick construction and high ceilings on both floors
- Extensive living space with French doors opening to a leafy covered verandah
- Separate dining area flows to a sunny north rear deck with retractable awning
- Updated kitchen with dual drawer dishwasher and server window to the deck
- Oversized bedrooms, two are air conditioned and the main opens to a balcony
- Wide balcony with leaf-filtered city skyline scenes and views to the mountains
- Tidy near original full bathroom, powder room, internal laundry, security alarm
- 330m to Brennan Park and six minutes to caf? and general store at the station

Council Rates: \$291.00 p/q
Water Rates: \$177.00 p/q
Strata Rates: \$1,882.00 p/q



David Hill

0411 491 122



Ruby Johnson

0432 869 227



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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.

24 Belmont Avenue
Wollstonecraft

STONE



1ST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.