

**Ideal First Home in a Family-Friendly Location!**



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## 43 Floraville Road, Belmont North

Guide \$800,000 - \$850,000

This well-maintained, single-level home on a flat block is the perfect opportunity for first home buyers or young families looking to step into the market. Offering comfort, space, and convenience in a sought-after location, this property won't last long.

### Key Features:

- Three spacious bedrooms, all with built-in wardrobes
- Large living room with adjoining dining area
- Functional kitchen with a seamless flow from the dining space
- Generous laundry with direct access to the back veranda
- Single-car garage plus ample off-street parking
- Side access – ideal for boats and trailers
- Large open field directly across the road – great for kids to play or a family picnic

**Property ID:** L35662125

**Property Type:** House

**Garages:** 1

**Land Area:** 752.5 sqm

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- Flat, easy-care block – ideal for young children, pets, or future improvements
- Short stroll to Marks Oval – perfect for weekend sport or outdoor activities
- Within the Floraville Public School catchment and close to Belmont High School
- A fantastic layout and location for growing families

Don't miss this opportunity to secure a solid home in a thriving neighbourhood!