



## Belmore, 308 Burwood Road

### Exceptional Opportunity, High Exposure Shop & Residence in Prime Location

Perfectly positioned right in the heart of Belmore with ample passing trade and main road exposure, a rare and versatile opportunity presents itself to secure this superb retail shop and three bedroom residence. Conveniently set in a prime location only 180m to Belmore station and amongst a vibrant main shopping strip. This ideal prospect is suitable for a variety of uses and not to be missed for those looking to acquire a combination of both Residential and Commercial space spanning over two levels in this highly sought after locale!

- \* Combined Retail Shop downstairs and 3 bedroom Residence with renovated bathroom upstairs
- \* 180m to Belmore station with benefits of upcoming Metro upgrade
- \* Rear lane access to two car spaces
- \* Outgoings 100% Water rates, water/wastewater & trade waste fees (no GST)

#### For Lease

FOR LEASE | \$1,300 per week plus GST

#### Building Area

190sqm

#### Contact

**Muhammad Sarmini**

0403 750 917

[muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)



**LJ Hooker Belmore**  
(02) 9750 9244

**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.

\* Available 15th July 2025

Address: 308 Burwood Road, Belmore

For Lease: \$1,300 per week plus GST

Inspect: By appointment

Contact: Muhammad Sarmini 0403 750 917 or [muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)

## More About this Property

Property ID	97PHRQ
Property Type	Retail
Building Area	190 m2

### Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | [muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)

### LJ Hooker Belmore (02) 9750 9244

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