

6/42-44 Baltimore Street, Belfield

Immaculate Modern, Spacious & Inviting Villa with Lock Up Garage

Perfectly set within a well-maintained complex, this newly refreshed and beautifully presented villa delivers modern comfort, immaculate fresh interiors and a relaxed easy care lifestyle. Boasting a highly desirable sundrenched north-east facing aspect, this quality residence offers generous light filled living spaces and great sized courtyard ready to enjoy!

Ideal for first home buyers or owner occupiers seeking a stylish and inviting home, where you can move straight in or further enhance and capitalise on your investment. Be quick to secure this exceptional opportunity in a superbly convenient locale that is sure to impress!

- Two (2) bedrooms, main with built-in robes
- Spacious open plan living and dining area with split system air conditioning
- Modern kitchen with ample cupboard and bench space leading to outdoor area
- Fully tiled bathroom with separate bath tub and shower
- Timber floorboards, freshly painted throughout with new light fittings
- Large windows throughout provide abundant natural light filled

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.

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FOR SALE

FOR SALE | \$1,035,000 - \$1,075,000

VIEW

Thu 18th Jun @ 4:30PM - 5:00PM

AGENTS

Muhammad Sarmini
0403 750 917
muhammad@ljhbl.com.au

AGENCY

LJ Hooker Belmore
(02) 9750 9244

 **LJ Hooker**

interiors

- Generous child friendly court yard, perfect for relaxing and entertaining
- Remote lock up garage includes laundry with direct access from courtyard

Ideally situated only 1.3km to Belmore Station with benefits of upcoming Sydney Metro, 1.2km to both Belmore and Belfield main shopping strips including a vibrant array of cafes and restaurants, a variety of local public and private schools from 900m, vast recreational parklands such as Rudd Park from 950m, 1.5km to Canterbury League Club, 1.7km to Campsie Centre, 2.5km to Canterbury Hospital and 14km to Sydney CBD!

Address:6/42-44 Baltimore Street, Belfield

For Sale:\$1,035,000 - \$1,075,000

Inspect:As advertised or by appointment

Contact:Muhammad Sarmini 0403 750 917 or
muhammad@ljhbl.com.au

MORE DETAILS

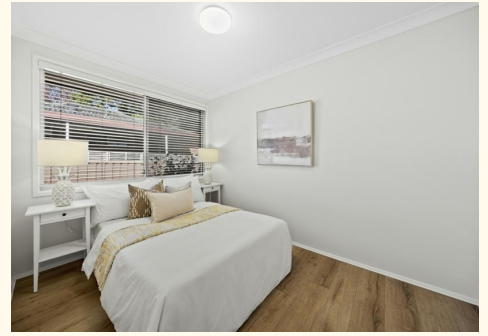
Property ID	9GBHRQ
Property Type	Villa
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

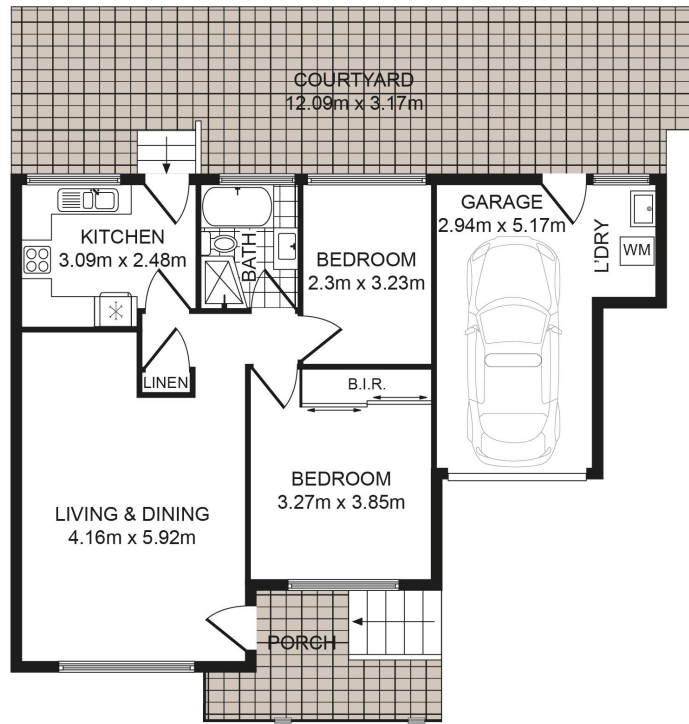
Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

LJ Hooker Belmore (02) 9750 9244

435-437 Burwood Road, BELMORE NSW 2192
belmore.ljhooker.com.au | info@ljhbl.com.au





6/42-44 Baltimore St, Belfield NSW 2191

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LJ Hooker Belmore

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