



2/6 Lucerne Street, Belmore

## Elevated Position, Boutique Block of 6, Oversized Lock Up Garage!

Perfectly set in a boutique block of only 6, this fresh and inviting full brick apartment presents an outstanding opportunity for first home buyers, investors or those looking to add value in a sought-after location. Enjoying a desirable sun-filled north aspect and prized elevated ground-floor position at the front of this security building, offering generous and comfortable interiors ready to move straight into or lease out immediately. Boasting scope to further enhance and capitalise in the future, this is an attractive entry into the thriving Belmore market that should not be missed!

- Two (2) bedrooms, main features balcony with front facing outlook
- Generous living and dining area
- Separate and spacious updated eat-in kitchen
- Well-presented bathroom with separate bath tub and shower
- Internal laundry includes built-in storage shelf
- Large windows provide abundant light filled interiors
- Freshly painted throughout, new light fittings, tiled and timber floating floors
- Security building with intercom access
- Oversized lock up garage providing parking and storage space

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.

2 1 1

### FOR SALE

FOR SALE | \$620,000 - \$650,000

### VIEW

Sat 3rd Oct @ 10:00AM - 10:30AM

### AGENTS

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

### AGENCY

LJ Hooker Belmore  
(02) 9750 9244



- Total area 88sqm approx.

Ideally situated only 1.1km to Belmore train station with benefits from upcoming Sydney Metro upgrades, a variety of local public and private schools from 290m, 900m to nearby main shopping precinct including an array of vibrant cafes, restaurants, 1.3km to vast recreational parklands, 1.3km Canterbury League Club, 2.4km to Canterbury Hospital and only 14km to Sydney CBD!

Address: 2/6 Lucerne Street, Belmore  
 For Sale: \$620,000 - \$650,000  
 Inspect: As advertised or by appointment  
 Contact: Muhammad Sarmini 0403 750 917 or  
 muhammad@ljhbl.com.au

## MORE DETAILS

|               |                |
|---------------|----------------|
| Property ID   | 9JKHRQ         |
| Property Type | Apartment      |
| House Size    | 88 m2          |
| Including     | Toilets (1)    |
|               | Intercom       |
|               | Balcony        |
|               | Floorboards    |
|               | Secure Parking |

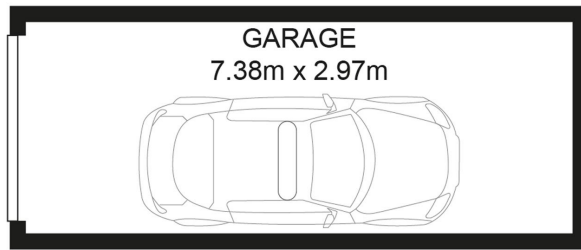
### Muhammad Sarmini 0403 750 917

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

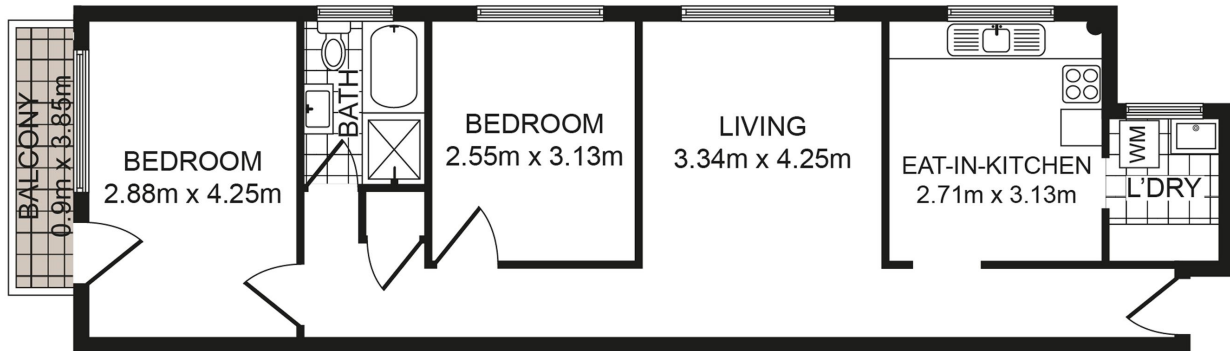
### LJ Hooker Belmore (02) 9750 9244

435-437 Burwood Road, BELMORE NSW 2192  
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(NOT IN POSITION)



### 2/6 Lucerne St, Belmore NSW 2192

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**LJ Hooker** Belmore