



202/440 Burwood Road, Belmore

## Contemporary Living & Ultra-Convenient First Home, 113sqm

Make your move into the highly sought-after Belmore market with this beautifully presented apartment, delivering the perfect combination of contemporary style, superb convenience, generous proportions and effortless low-maintenance living in a security complex. An exceptional opportunity and smart choice for first-home buyers, it showcases an inviting modern setting ready to move straight into and offers appeal for those also seeking space and long term value as a quality future investment. Boasting an ultra-convenient location, be quick with this impressive residence presenting an exciting chance to secure a fabulous home and enjoy everything the vibrant Belmore lifestyle has to offer right at your doorstep!

- Two (2) spacious bedrooms, master bedroom includes two built-in robes with spacious en-suite, second bedroom features walk-in robe and study nook, both include remote controlled ceiling fans
- Sleek and stylish gourmet kitchen with stone benchtops, breakfast bar, stainless steel appliances, dishwasher and gas top cooking
- Impressive open plan kitchen, generous living and dining area with split system air conditioning leading to adjoining balcony, ideal for entertaining both indoors and out
- Modern fully tiled bathrooms with oversized showers, internal laundry

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### FOR SALE

FOR SALE | \$720,000 - \$750,000

### VIEW

Sat 3rd Oct @ 1:30PM - 2:00PM

### AGENTS

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

### AGENCY

LJ Hooker Belmore  
(02) 9750 9244

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.



- Well maintained security building and intercom access
- Secure basement car space with benefit of two lock up storage cages
- Total area 113sqm approx.

Ideally positioned only 350m to Belmore Station with upcoming benefits of Sydney Metro upgrades, immediately step out to main shopping strip including a vast array of cafes and restaurants with Belmore Medical Centre opposite, 450m to Canterbury League Club and IGA, a variety of local public and private schools from 500m, 550m to Belmore Sports ground and vast recreational parklands, 1.3km to Canterbury Hospital, 1.7km to Clemton Park Shopping Village and only 14km to Sydney CBD!

Address: 202/440 Burwood Road, Belmore

For Sale: \$720,000 - \$750,000

Inspect: As advertised or by appointment

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

## MORE DETAILS

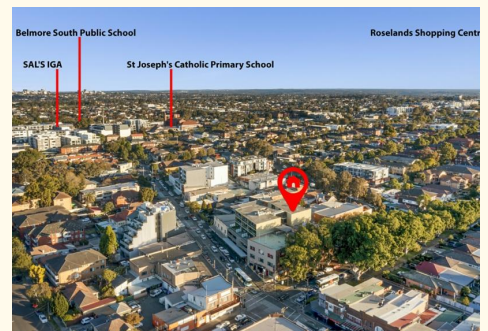
|               |                  |
|---------------|------------------|
| Property ID   | 9HXHRQ           |
| Property Type | Apartment        |
| House Size    | 113 m2           |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (2)      |
|               | Intercom         |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Secure Parking   |

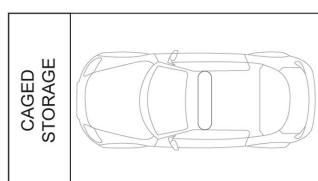
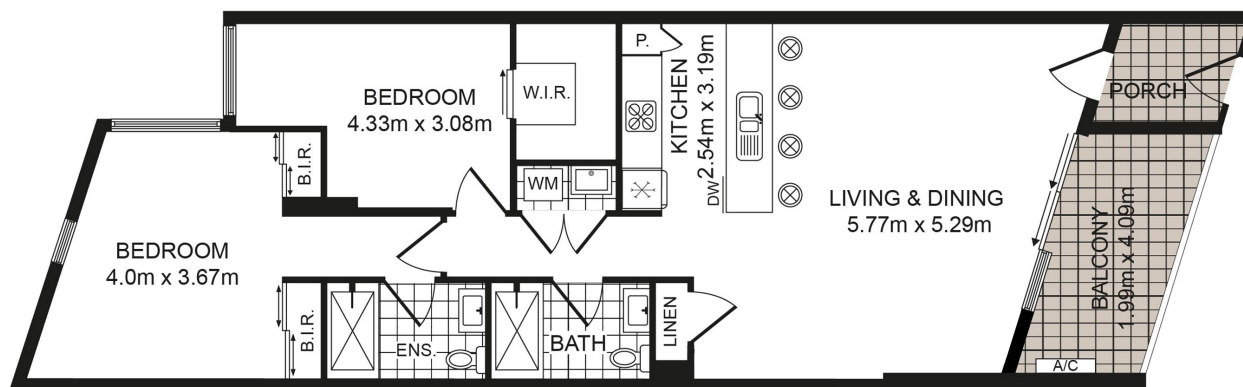
**Muhammad Sarmini 0403 750 917**

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

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

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(NOT IN POSITION)

CAGED  
STORAGE

### 202/440 Burwood Rd, 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