







5/44 Lucerne Street, Belmore

Exceptional, Impressive & Modern First Home or Investment, Low Levies, 93sqm

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An exciting step into the property market, this beautifully presented apartment delivers on style, comfort and convenience! Presenting an exciting opportunity for first home buyers or astute investors seeking a quality addition to their portfolio, this quality residence is sure to impress! Bathed in natural light and showcasing fresh and inviting interiors with tasteful modern updates, this appealing home provides the perfect balance of contemporary comfort with effortless everyday living. An outstanding opportunity to secure a low-maintenance residence ready to move in and enjoy with lasting appeal plus further potential to maximise on your investment in a sought after locale!

- Two (2) bedrooms, main features balcony with front facing outlook
- Generous open plan living and dining area
- Separate and spacious updated eat-in kitchen
- Well-presented bathroom with bath tub and shower, spacious internal laundry
- Large windows provide abundant light filled interiors
- Freshly painted throughout, tiled and hybrid flooring
- Registered car space
- Total area 93sqm approx.

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.

FOR SALE
FOR SALE | First Inspection this Sat 10:00-10:30am

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS
Muhammad Sarmini
0403 750 917
muhammad@ljhcampsie.com.au

AGENCY
LJ Hooker Campsie
(02) 9789 6088

LJ Hooker

Ideally situated only 1.4km to Belmore train station with benefits of recently opened Sydney Metro upgrade now in full operation, a variety of local public and private schools from 550m, 1.1km to nearby main shopping precinct including an array of vibrant cafes, restaurants, 1.6km to vast recreational parklands, 1.6km Canterbury League Club, 2.7km to Canterbury Hospital and only 14km to Sydney CBD!

Strata Levies: $670.84 per quarter approx.
Water Rates: $226 per quarter approx.
Council Rates: $447 per quarter approx.

Address:5/44 Lucerne Street, Belmore
For Sale:Contact Agent
Inspect:As advertised or by appointment
Contact:Muhammad Sarmini 0403 750 917 or muhammad@ljhcampsie.com.au







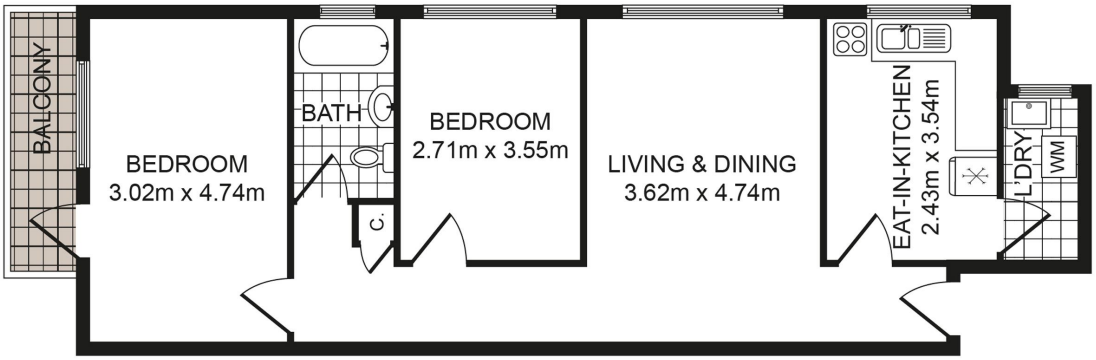
MORE DETAILS

Property ID	MTXF8V
Property Type	Apartment
House Size	93 m2
Including	Toilets (1) Balcony Floorboards

Muhammad Sarmini 0403 750 917
Licensed Real Estate Agent | muhammad@ljhcampsie.com.au

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5/44 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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