



## Belmore, 1 Lakemba Street

### SOLD PRIOR TO AUCTION!

Ultra-Convenient & Spacious Family Home, R3 Zoning

Presenting this unique and exceptionally versatile family home with stairs to large attic that has been cleverly utilised to provide an abundance of space ready to enjoy! Boasting classic charm, this quality solid brick residence features multiple spacious living areas, retreats and workspaces to suit your needs together with a well-proportioned layout and plenty of storage space. An ideal opportunity for families seeking comfort and convenience while providing scope to further improve, reconfigure or savvy investors to explore development opportunities right in the heart of highly sought after Belmore (STCA)!

- Zoned R3 Medium Density Residential, Canterbury-Bankstown Council
- Three (3) bedrooms, two with built-in robes, oversized master bedroom
- Generous open plan living and dining area with ample built-in storage cupboards and shelving throughout, split system air conditioning



**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.

3

3

1

**For Sale**

SOLD PRIOR TO AUCTION by Muhammad Sarmini

**View**

[ljhooker.com.au/963HRQ](http://ljhooker.com.au/963HRQ)

**Contact**

**Muhammad Sarmini**

0403 750 917

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

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



- Large modern kitchen with stone benchtops, large gas cooktop, dishwasher, servery/bar area, ceiling fan and loads of cupboards and bench space
- Three (3) bathrooms including main with separate bathtub and shower
- Spacious internal laundry combined with second bathroom and separate toilet
- Built-in timber staircase to generous sized attic space with rooms, built-ins, sitting area and windows
- Tiled and timber floors, ornate period style features and high ceilings
- Sunroom at rear leading to outdoor covered patio area, lush landscaped gardens
- Separate teenage retreat with adjoining third bathroom and additional storage room with separate access, additional side access from Cecilia Street

Ideally situated in a super convenient location only 750m to Belmore Station with benefits from upcoming Sydney Metro upgrades, 600m to main shopping strip including a vibrant array of cafes and restaurants, 1.1km to Canterbury League Club, a variety of local public and private schools from 350m, 1.4km to Belmore Sports ground and vast recreational parklands and only 14km to Sydney CBD.

Address:1 Lakemba Street, Belmore  
Auction:SOLD PRIOR TO AUCTION!  
Contact:Muhammad Sarmini 0403 750 917

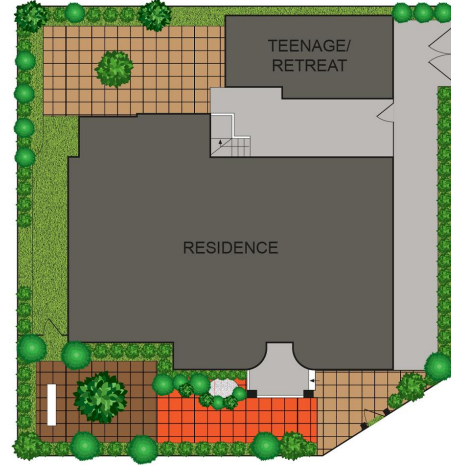
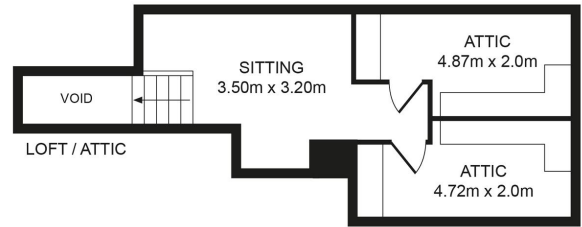
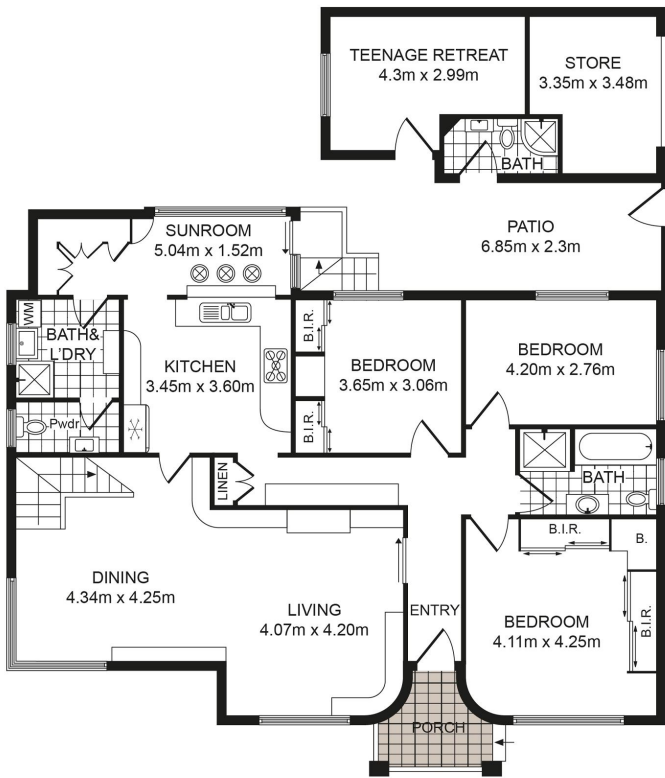
## More About this Property

Property ID	963HRQ
Property Type	House
Including	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes

**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





SITE PLAN (NOT TO SCALE)

### 1 Lakemba 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.

**LJ Hooker** Belmore