



Sold



19 Eleanor Avenue, Belmore

## SOLD by Muhammad Sarmini

Modern Family Home in Tranquil Cul-De-Sac, In-ground Pool

Peacefully nestled in one of Belmore's most coveted cul-de-sac pockets, this impeccably renovated family residence is a true gem, showcasing a seamless blend of style, comfort and practicality. Bathed in natural light, the home features fresh and inviting interiors with a flowing open-plan layout designed to suit modern family living. With a desirable rear-to-northeast aspect, the property is thoughtfully crafted to offer both relaxed everyday living and effortless entertaining. From its elegant finishes to its warm, welcoming atmosphere, this move-in-ready home is a perfect fit for families seeking quality and space. Equally appealing to astute investors, this opportunity promises strong potential and immediate appeal ready to enjoy!

- Three (3) generous bedrooms, two feature built-in wardrobes, master bedroom also includes split system air conditioning
- Impressive open plan lounge and spacious dining area, split system air conditioning
- Stylish gourmet kitchen features breakfast bar, stainless steel appliances, gas cooking and dishwasher
- Stunning hotel style fully tiled bathroom with plush finishes plus separate adjoining second toilet
- Fresh and inviting interiors with large windows providing an

3 1 4

**FOR SALE**  
SOLD | Another Wanted!

### AGENTS

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### 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.

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- abundance of natural light
- Near new quality timber floors throughout, security roller shutters
- Undercover outdoor entertaining area overlooking sparkling in-ground pool
- Driveway leading to ample parking with carport plus versatile tandem lock up garage and access to rear, complete with fully tiled floors and split system air conditioning, perfect for a variety of uses to suit your needs
- Zoned R3 Medium Density Residential with a wide 16.76m frontage approx.

Ideally situated 1.6km to Belmore train station with benefits from upcoming Sydney Metro upgrades, 900m to Belmore IGA, 2km to Clemton Park Shopping Village, cafes, restaurants, recreational parklands such as Clemton Park, 1.9km to Canterbury Hospital, a variety of local public and private schools from 850m, and only 14km to Sydney CBD, this fantastic home is truly one you don't want to miss!

Address: 19 Eleanor Avenue, Belmore  
 For Sale: Sold  
 Contact: Muhammad Sarmini 0403 750 917 or  
 muhammad@ljhbl.com.au

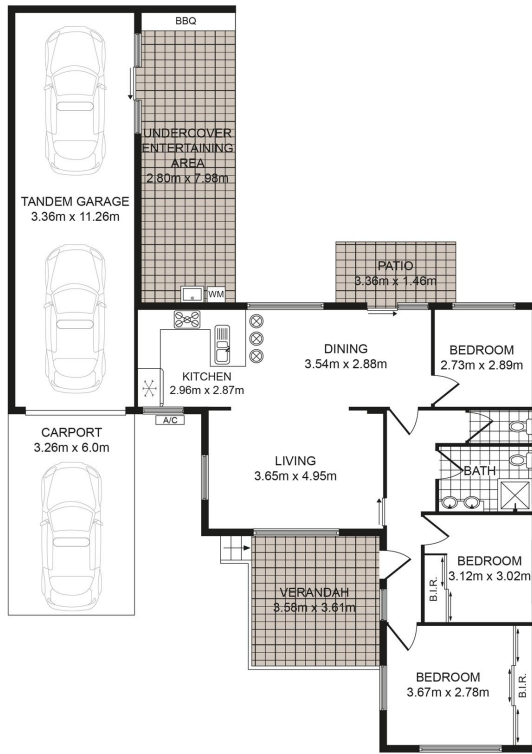
### MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 96NHRQ   |
| Property Type | House  |
| Including     | Air Conditioning<br>Toilets (2)<br>Pool<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Workshop<br>Built-in-Robes<br>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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SITE PLAN (NOT TO SCALE)

### 19 Eleanor Ave, 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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