

## Belmore, 19 Sharp Street

SOLD by Muhammad Sarmini

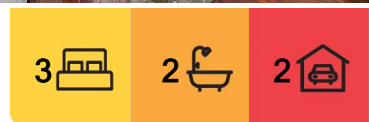
Ultra-Convenient Full Brick Family Home, R4 Zoning

Perfectly positioned right in the heart of Belmore, this solid full brick residence boasts a spacious layout in a prime location, perfect for those seeking superb convenience, comfort and future potential. Enjoying a sought-after sunny north east aspect, be quick to secure this well presented family home bathed in natural light, offering bright and inviting interiors throughout. Providing a fantastic opportunity ready to move in and enjoy, maximise as a quality investment or transform into your dream home. Take advantage of future development potential (STCA) with the exceptional chance to amalgamate and capitalise!

- Zoned R4 High Density Residential, Canterbury-Bankstown Council, 0.9:1 floor space ratio and Sydney Metro train upgrade and conversion currently underway
- Part of future proposal for high density development when LEP is adopted (STCA)
- Three (3) double sized bedrooms, master bedroom includes built-in wardrobe, feature



**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.



**For Sale**  
SOLD by Muhammad Sarmini

**View**  
[ljhooker.com.au/91JHRQ](http://ljhooker.com.au/91JHRQ)

**Contact**  
**Muhammad Sarmini**  
0403 750 917  
[muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)

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

fireplace and roller shutter

- Separate oversized living room and dining area, decorative fireplace and roller shutter
- Modern galley style kitchen with granite bench tops, gas cooktop and dishwasher
- Updated bathroom with shower and travertine flooring
- Period style features, high ornate ceilings and security grills
- Storage room with external laundry and additional shower plus separate second W/C
- Double car space, spacious low maintenance rear yard and versatile outer building / work shop
- Land size 497sqm approx.

Ideally situated in a super convenient location within close proximity to nearby amenities, only 700m to Belmore Station with benefits from upcoming Sydney Metro upgrades, 500m to main shopping strip including a vibrant array of cafes and restaurants, 1km to Canterbury League Club, a variety of local public and private schools from 700m, 500m to Belmore Sports ground and vast recreational parklands and only 13km to Sydney CBD, be quick to secure this truly fantastic opportunity not to be missed!

Address: 19 Sharp Street, Belmore

Auction: Sold prior to Auction!

Contact: Muhammad Sarmini 0403 750 917

## More About this Property

<b>Property ID</b>	91JHRQ
<b>Property Type</b>	House
<b>Land Area</b>	497 m <sup>2</sup>
<b>Including</b>	Toilets (2) Dishwasher 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

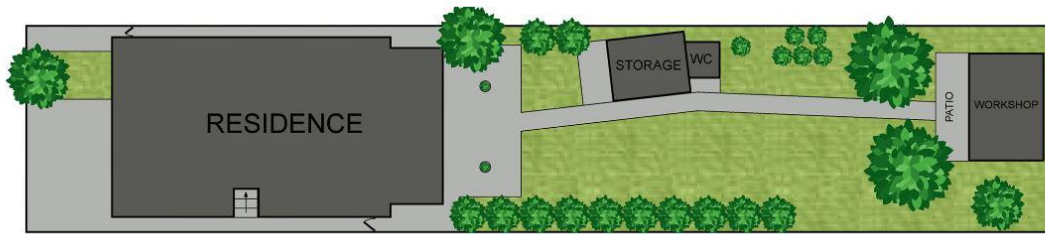
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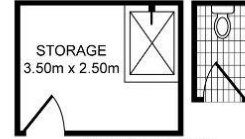
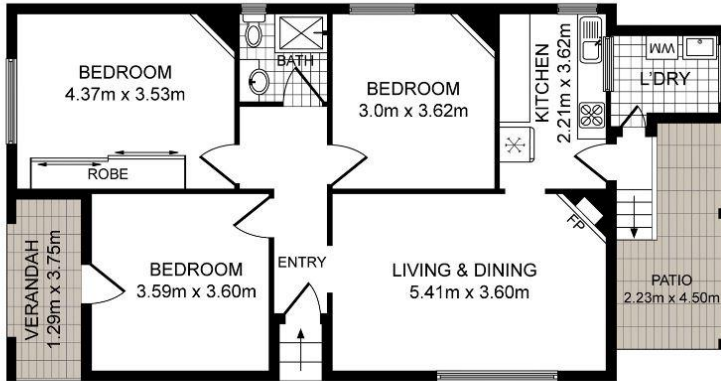
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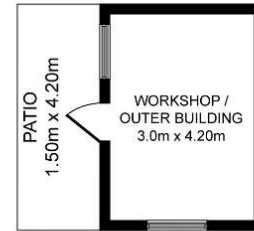
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SITE PLAN (NOT TO SCALE)



(NOT IN POSITION)



(NOT IN POSITION)

### 19 Sharp 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