



24 Trafalgar Street, Belmore

Duplex Potential, Rear Lane Access, Easement-Free 690sqm

Presenting a rare chance to acquire this family home on a massive 690sqm easement-free parcel of land, where you can explore the endless possibilities as an owner occupier, investor or developer and reap the rewards. Offering the significant advantage of rear lane access in a superbly convenient locale, this gem is not to be missed!

This versatile residence showcases a desirable north-east to rear aspect and generous light filled interiors, set on a substantial block brimming with potential to further enhance the home or explore the exceptional development upside including Duplex Potential (subject to Council/CDC approval).

Golden opportunities of this size and calibre are hard to find, whether you're looking to renovate to your creative taste, extend, rebuild, invest or unlock development potential, this standout property provides the space, flexibility and scope to create something truly special!

- Massive 690sqm land with 13.71m frontage approx.
- Duplex Potential (subject to CDC approval)
- Zoned R3 Medium Density Residential
- Three (3) versatile double bedrooms, one with built-in robe

3 1 3

FOR SALE

FOR SALE | \$1,850,000 - \$1,899,000

VIEW

Sat 11th Jul @ 11:30AM - 12:00PM

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.

LJ Hooker

- Generously sized and adaptable living and dining areas that can be accommodated to suit your needs
- Large updated eat-in kitchen with gas cooking provides ample cupboard and bench space, plus an adjoining versatile sunroom/meals area
- Spacious internal laundry combined with WC, bathroom with bathtub/shower
- Polished timber and carpeted floors, high ornate ceilings, architraves and picture rails
- Huge rear yard with benefit of additional rear access from Garden Lane
- Deep driveway access to car spaces and detached lock up garage

Ideally situated only 1.2km to Belmore Station with benefits of upcoming Sydney Metro, 1km to Belmore main shopping strip and 1.7km to Clemton Park Shopping Village both including a vibrant array of cafes and restaurants, 1.4km to Canterbury Hospital, a variety of local public and private schools from 400m, 1.3km to Canterbury League Club, 2.3km to Campsie Centre, 2.8km to Centro Roselands and 14km to Sydney CBD.

Address: 24 Trafalgar Street, Belmore
 For Sale: \$1,850,000 - \$1,899,000
 Inspect: As advertised or by appointment
 Contact: Muhammad Sarmini 0403 750 917 or
 muhammad@ljhbl.com.au

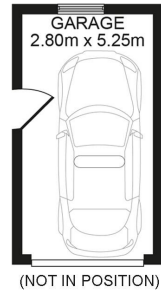
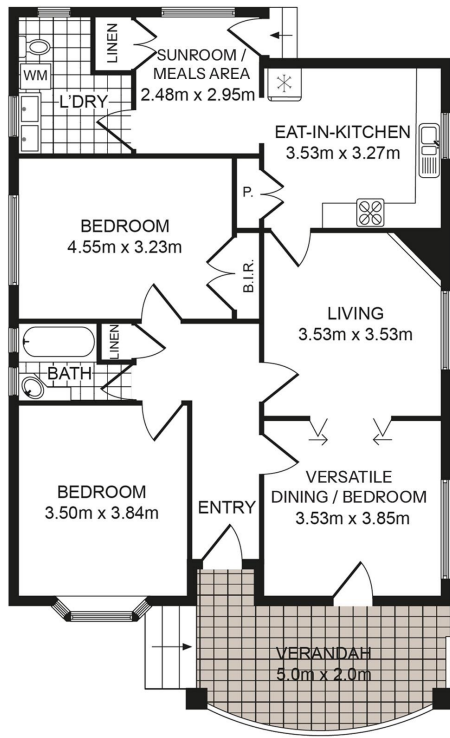
MORE DETAILS

Property ID	9G9HRQ
Property Type	House
Land Area	690 m2
Including	Study Toilets (1) Floorboards Built-in-Robes Secure Parking

Muhammad Sarmini 0403 750 917
 Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

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SITE PLAN
(NOT TO SCALE)

24 Trafalgar 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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