



34 Cleary Avenue, Belmore

SOLD by Muhammad Sarmini

Full Brick Family Home, Easement Free 620sqm, 16m Frontage, R3 Zoning, Duplex Potential (STCA)

A golden opportunity perfectly positioned in a super convenient location and bathed in a desirable sun drenched north east aspect, this immaculate double brick home offers an outstanding blend of lifestyle comfort, generous space and exciting future potential. Set on a substantial 620sqm approx. easement-free parcel of land with a wide 16m frontage and offered for the first time in over 50 years, it features light-filled interiors, multiple living areas and a flexible layout ideal for growing families and effortless entertaining. Beautifully presented throughout and ready to immediately enjoy, it also presents a rare opportunity for owner occupiers, investors or developers to further enhance, rebuild your dream residence or capitalise on its premium Duplex potential and forthcoming development zoning up lift (STCA).

- Four (4) versatile spacious bedrooms, oversized master bedroom and versatile fourth bedroom or additional living area both with split system air conditioners
- Huge open plan living and dining areas with split system air conditioning
- Immaculate gourmet timber kitchen with convenient open servery to dining area, dishwasher, ample cupboard storage and bench

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FOR SALE

SOLD by Muhammad Sarmini

AGENTS

Muhammad Sarmini
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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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- space
- Well-appointed bathroom, spacious internal laundry includes separate WC
- Large windows provide abundant natural light, ornate features, tiled and carpet floors, remote security alarm system
- Massive covered outdoor entertaining area with tiled floors overlooking pleasant rear yard including storage shed
- Deep driveway to lock up garage with external access to rear
- Zoned R3 Medium Density Residential, Duplex potential and forthcoming development zoning up lift (STCA)
- Land size 619.44sqm approx. with 16m frontage approx.

A truly versatile property offering comfort today and immense promise for tomorrow in a highly sought after pocket close to Belmore lifestyle amenities including 400m to Belmore train station with benefits from upcoming Sydney Metro upgrades and public transport, 700m to Canterbury League Club, main shopping facilities with vibrant cafes and restaurants from 180m, a variety of local private and public schools and vast recreational parklands near Belmore Sportsground from 650m and only 14km to Sydney CBD!

Address: 34 Cleary Avenue, Belmore
 For Sale: SOLD!
 Contact: Muhammad Sarmini 0403 750 917 or
 muhammad@ljhbl.com.au

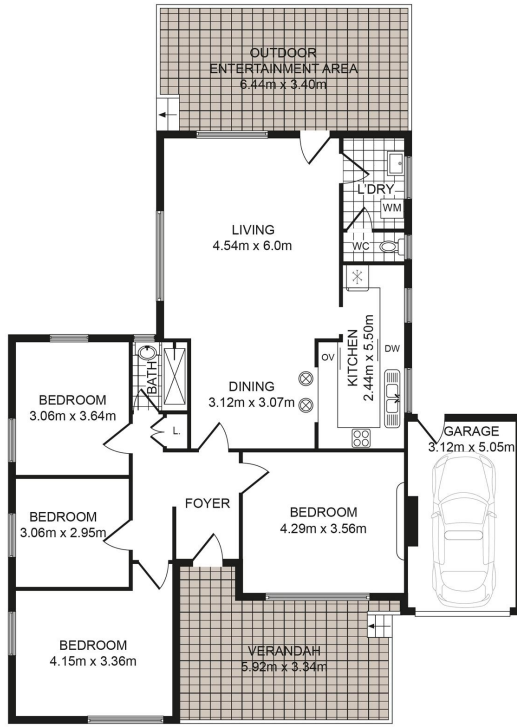
MORE DETAILS

Property ID	9A7HRQ
Property Type	House
Land Area	620 m2
Including	Air Conditioning Toilets (1) Alarm Dishwasher Outdoor Entertaining Secure Parking

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SITE PLAN (NOT TO SCALE)

34 Cleary 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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