



38 Oxford Street, Belmore

## **SOLD** by Muhammad Sarmini

Attention First Home Buyers & Investors, Sun-filled Corner Block

Positioned on a prized sun-filled north-east facing corner block in a highly convenient Belmore locale, this charming freestanding brick residence presents an outstanding opportunity for first home buyers to secure a house with land and enter the Belmore market. Offering immediate comfort with a well-proportioned layout and excellent scope to personalise or enhance over time, the home is ideal for owner-occupiers and investors alike. Boasting two street frontages, abundant natural light and future potential (STCA), this versatile home delivers a rare chance to acquire a standalone property at an accessible level in a highly sought after suburb renowned for growth, connectivity and everyday convenience!

- Prime Corner Block Position basking in desirable sundrenched north east aspect
- Three (3) oversized double bedrooms
- Generous living area flowing out to rear and undercover patio providing outdoor entertaining area and access to laundry
- Spacious kitchen with gas cooking and adjoining dining/meals area
- Large original bathroom with bathtub and shower, frameless glass finishes
- Freshly painted throughout, tiled floors and new timber flooring,

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 1 1

### **FOR SALE**

SOLD by Muhammad Sarmini

### **AGENTS**

Muhammad Sarmini  
0403 750 917  
muhammad@ljhbl.com.au

### **AGENCY**

LJ Hooker Belmore  
(02) 9750 9244



- security bars
- Vast rear yard with driveway access to car space from Lakemba Street
- Land size 421sqm approx.

Representing a convenient lifestyle and versatile opportunity only 700m to Belmore train station with benefits from upcoming Sydney Metro upgrades, 850m to Canterbury League Club, main shopping facilities with vibrant cafes and restaurants from 500m, a variety of local private and public schools from 600m, 1.2km to Belmore Sports ground and vast recreational parklands, 850m to Woolworths, 2km to Canterbury Hospital and only 14km to Sydney CBD!

Address: 38 Oxford Street, Belmore

Auction: Sold Under The Hammer!

Contact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au

## MORE DETAILS

Property ID	9CHHRQ
Property Type	House
Land Area	421 m2
Including	Toilets (1) Outdoor Entertaining Floorboards

### Muhammad Sarmini 0403 750 917

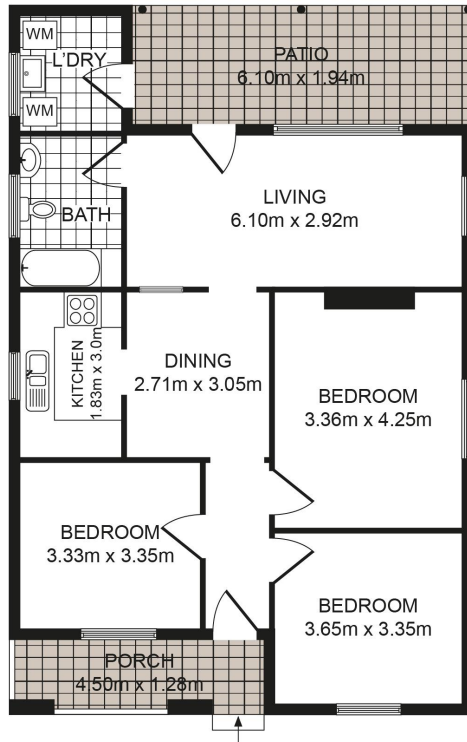
Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

### LJ Hooker Belmore (02) 9750 9244

435-437 Burwood Road, BELMORE NSW 2192

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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.



SITE PLAN (NOT TO SCALE)



**LJ Hooker** Belmore