

40B Hugh Street, Belmore

## Near-New Luxury Family Entertainer of State-of-the-Art Design & Craftsmanship!

Luxury defines this near-new double-brick residence, where flawless craftsmanship and state-of-the-art design converge to deliver an exceptional standard of contemporary family living. Built with an unwavering commitment to quality with no expense spared, the home presents a striking combination of architectural precision, refined neutral finishes, and meticulously curated interiors enriched with exquisite natural stone detailing. From the moment you enter, the scale and ambition of the design becomes apparent, with soaring ceilings and premium tiled flooring flowing throughout the entire lower level evoking a sense of openness and refined sophistication.

A vast open plan living and dining domain unfolds beyond, warmed by an integrated gas fireplace and offering outstanding space for both relaxed family living and effortless entertaining. At the heart of the home lies a masterfully appointed chef's kitchen, expertly crafted to combine striking aesthetics with superb functionality. Tactile stone benchtops, premium gas appliances, a statement rangehood, and an incredible walk-in pantry create a culinary space of remarkable scale, while a separate wet bar with integrated wine storage further elevates

5 3 2

### FOR SALE

For Sale - Contact Agent

### VIEW

Sat 27th Jun @ 2:15PM - 2:45PM

### AGENTS

Peter Kassas  
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peter@ljhcampsie.com.au

Francois Vassiliades  
0400 131 415  
francois@ljhcampsie.com.au

### AGENCY

LJ Hooker Campsie  
(02) 9789 6088

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Interested parties must rely solely on their own enquiries.



the home's entertaining credentials. Seamless transitions are made to a fabulous alfresco courtyard, complete with an outdoor kitchen, built-in barbecue, integrated refrigeration, and remote controlled screens, creating a superb all-season setting for hosting family and friends.

Accommodation comprises five bedrooms altogether, four of which are on the upper-level including the designer master with a boutique-style walk-in wardrobe and deluxe ensuite. All three bathrooms are exquisitely appointed with stunning terrazzo-look tiling, brushed gold tapware, LED lighting and rainwater showers and the main bathroom features a standalone bathtub. Showcasing a level of finish and design seldom found in its market segment, this remarkable residence offers incredible value for buyers seeking a near-new luxury home without the premium typically associated with properties of this calibre. It is centrally located within a short walk of Belmore's variety of shops, cafés and popular eateries, quality schools, parks and public transport.

- Master built to exacting standards with no expense spared
- Exquisite stone accents and meticulously curated elements
- Stunning open plan living and dining area with gas fireplace
- State-of-the-art kitchen with stone benchtops/island b/bar
- Premium appliances gas cooktop, rangehood, butler's pantry
- Seamless flow to fabulous all-weather alfresco entertaining
- Int. BBQ/outdoor kitchen, remote screens, int. wine fridge
- Sun-bathed level backyard with space for a pool (STCA)
- Custom wet bar with wine storage, custom stone laundry
- Five generous bedrooms, four of which are on upper-level
- Chic terrazzo-look bathrooms with brushed gold hardware
- Master with boutique WIR & deluxe ensuite with dual vanity
- Designer main bathroom with standalone bath & shower
- Master enjoys access to a full-width sun washed balcony
- LED lighting, quality tiled floors, Daikin zoned ducted a/c
- AV security intercom with secure keyless keypad for entry
- Internal access to an oversized remote lock-up garage
- Quality cobblestone paved driveway with off-street parking
- Walk to Belmore's variety of shops, popular cafés, transport
- Close to Belmore North Public and Belmore Boys High School

Property Size: Total 325sqm approx.

Council Rates: \$450.00 per quarter approx.

Water Rates: \$230.00 per quarter approx.

Inspect As Advertised or By Appointment

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

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## MORE DETAILS

Property ID MN5F8V  
Property Type House  
Land Area 325 m2

**Peter Kassas 0404 003 320**

Sales Executive | [peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)

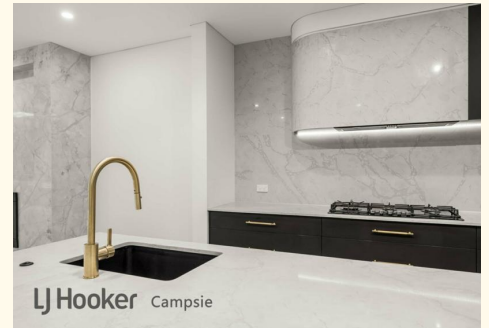
**Francois Vassiliades 0400 131 415**

Director/Licensee | [francois@ljhcampsie.com.au](mailto:francois@ljhcampsie.com.au)

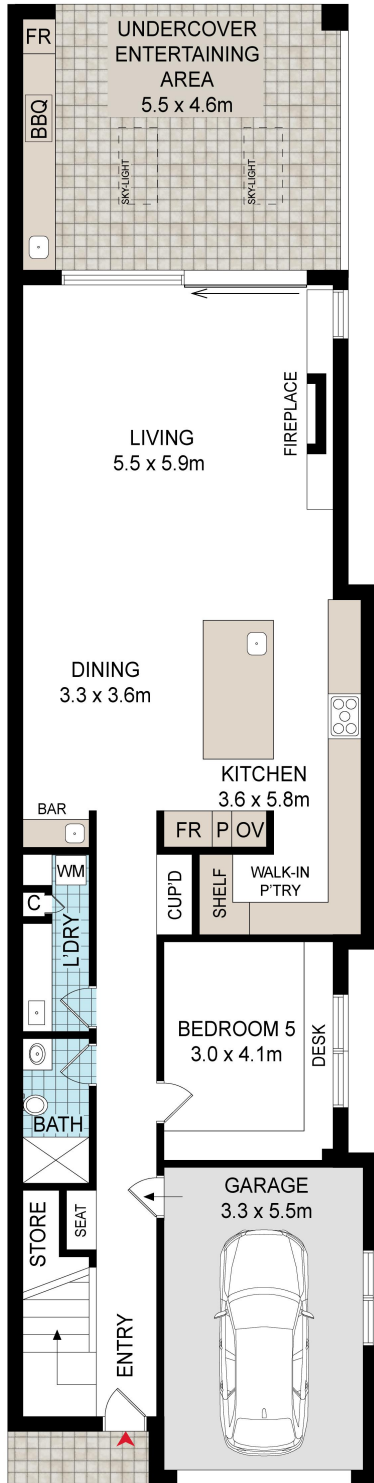
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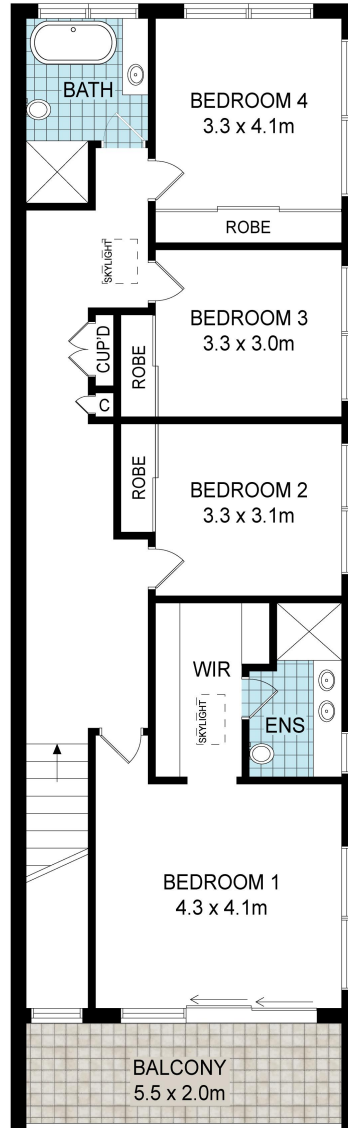
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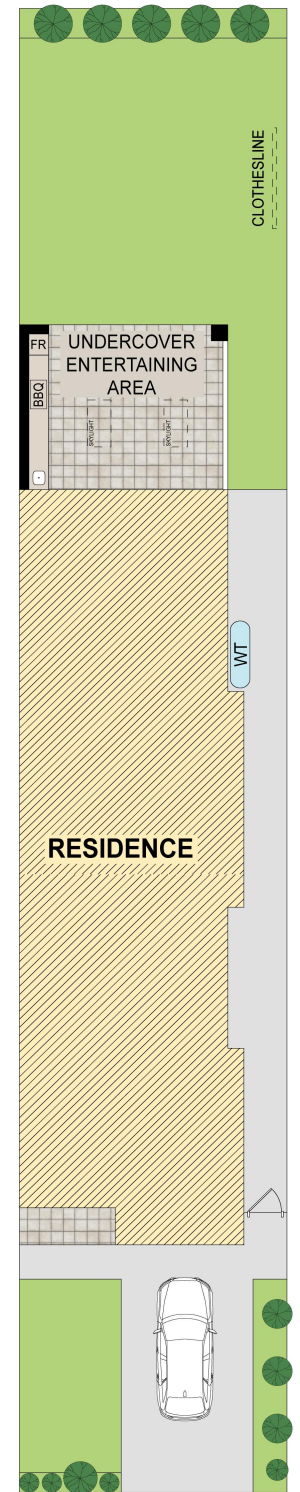
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**GROUND LEVEL**



**UPPER LEVEL**



**SITE PLAN (not to scale)**



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