



58 Waverley Street, Belmore

Ultra-Convenient & Spacious Family Home, R4 Zoning

Positioned in a convenient location to nearby amenities, this charming and versatile family residence presents an exceptional opportunity for owner occupiers and savvy investors alike. Showcasing a flexible and well-proportioned layout, it offers multiple living zones complemented by light-filled interiors, spacious undercover entertaining area and a generous yard with additional storage/workshop options.

This solid residence delivers immediate comfort with scope to further enhance, reconfigure or personalise to your creative taste. Presenting exciting future potential (STCA) and a rare opportunity to secure a freestanding home at an affordable entry point within a highly sought-after suburb celebrated for its strong growth, connectivity and lifestyle convenience!

- Four (4) oversized bedrooms, one with adjoining spacious study and one with built-in robe, generous master bedroom with air conditioning
- Generous living and dining areas
- Spacious kitchen with breakfast bar, gas cooktop, dishwasher and air conditioning
- Modern fully tiled bathroom and spacious internal laundry combined with second bathroom including bathtub

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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AUCTION

Sat 16th May @ 12:00PM

VIEW

Sat 25th Apr @ 10:00AM - 10:30AM

AGENTS

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

AGENCY

LJ Hooker Belmore
(02) 9750 9244



- Tiled and timber floors, high ornate ceilings and security bars
- Multiple storage sheds and versatile workshop including third WC
- Outdoor undercover area overlooking rear yard, perfect for entertaining
- Zoned R4 offering potential to capitalise on your investment
- Driveway to car space

Ideally situated only 1.1km to Belmore Station with benefits of upcoming Sydney Metro, 400m to Canterbury Hospital, 500m to Belmore Sportsground and vast recreational parklands, 800m to Clemton Park Shopping Village and 1km to Belmore main shopping strip with both including a vibrant array of cafes and restaurants, 1.2km to Canterbury League Club and Campsie Centre, a variety of local public and private schools from 750m and only 13km to Sydney CBD, this is a fantastic opportunity not to be missed!

Address: 58 Waverley Street, Belmore
 Auction: Saturday 16th May 2026, Onsite at 12:00pm
 Inspect: As advertised or by appointment
 Contact: Muhammad Sarmini 0403 750 917 or
 muhammad@ljhbl.com.au

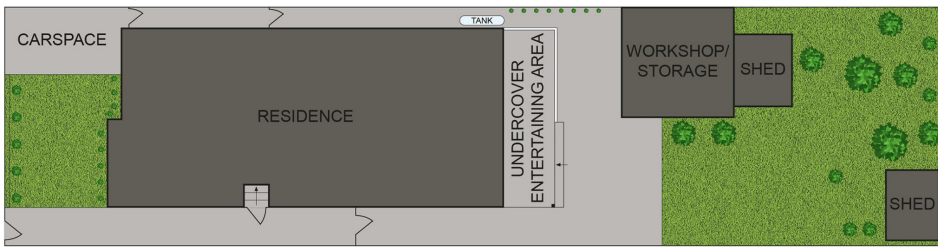
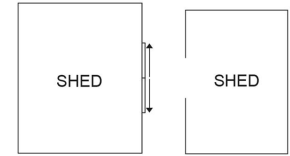
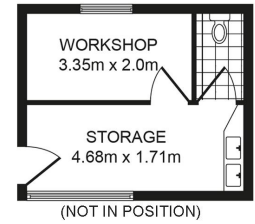
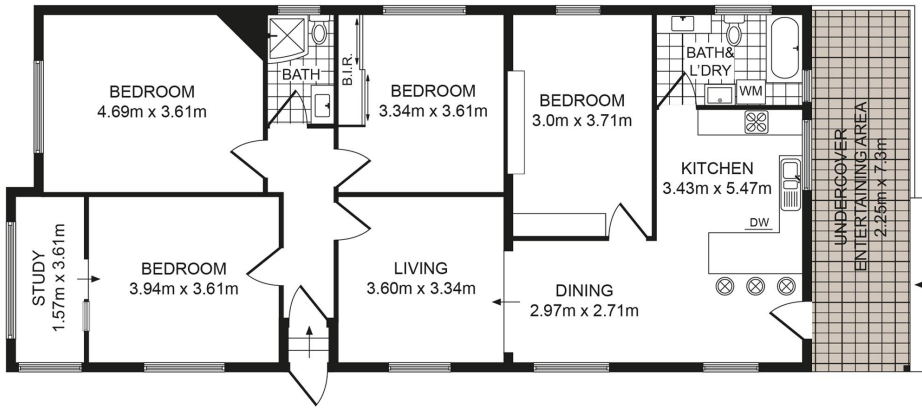
MORE DETAILS

Property ID	9ESHRQ
Property Type	House
Including	Study
	Air Conditioning
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes



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

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SITE PLAN (NOT TO SCALE)

58 Waverley 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