







6 Kennedy Avenue, Belmore

Substantial Family Home with Superb Potential in Belmore's Best Street!

Exceptionally located in Belmore's finest street, this substantial freestanding home offers solid bones, generous proportions and a flexible layout for young and growing families. Comfortable as is while also ready for some love and care, it presents an exciting opportunity to refresh, rework and make it your own in a tightly-held family neighbourhood pocket (STCA). It currently comprises a traditional layout with well-presented interiors enhanced by high ornate ceilings and timber floorboards. There are both formal and informal living areas with a formal dining room warmed in winter by a combustion fireplace. The kitchen is original yet in good condition, while there are three large bedrooms, the main adjoins a sitting room. A sun-bathed level backyard features a courtyard setting and level lawn, while a further highlight is the separate self-contained studio. Explore the potential in this superb family home positioned in a community-minded enclave, a stroll to the upcoming metro, local shops and eateries, while moments to quality schools, Belmore Sports Ground and Canterbury Leagues Club.

• Generous proportions with formal and informal living/dining

3 2 1

FOR SALE
Price Guide $1,600,000

VIEW
Sat 14th Nov @ 12:45PM - 1:15PM

AGENTS

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

Peter Kassas
0404 003 320
peter@ljhcampsie.com.au

AGENCY

LJ Hooker Campsie
(02) 9789 6088

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.

• Timber floorboards, soaring ornate ceilings, timber cabinetry
• Formal dining warmed in winter by a combustion fireplace
• Neat and tidy original kitchen primed for designer upgrade
• Well-sized bedrooms, main bedroom adjoins sitting room
• Sun washed backyard and separate self-contained studio
• Bright and airy bathroom, internal laundry & second bathroom
• Comfortable as is with scope to update/make it your own
• Walk to the metro line, local shops and cafés, quality schools
• Close to Canterbury Leagues Club, Belmore Sports Ground

Property Size: Total 425sqm approx.

Details: Francois Vassiliades - 0400 131 415
Peter Kassas - 0404 003 320

DISCLAIMER: Some images may have been digitally enhanced or virtually staged for marketing purposes. While care has been taken in preparing this material, no warranty is given as to its accuracy or completeness, and no liability is accepted for any errors or omissions.

DISCLAIMER: All information provided has been gathered with due care and is believed to be reliable; however, no guarantee is made as to its accuracy. We accept no liability for any mistakes, omissions, or discrepancies. Interested parties should make their own enquiries and rely on their own investigations.

MORE DETAILS

Property ID	MRPF8V
Property Type	House







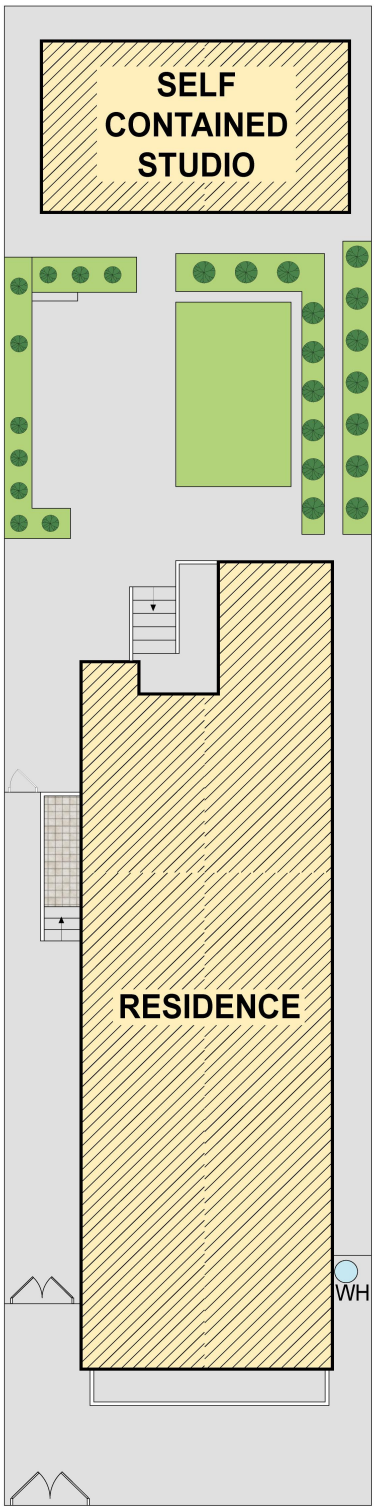




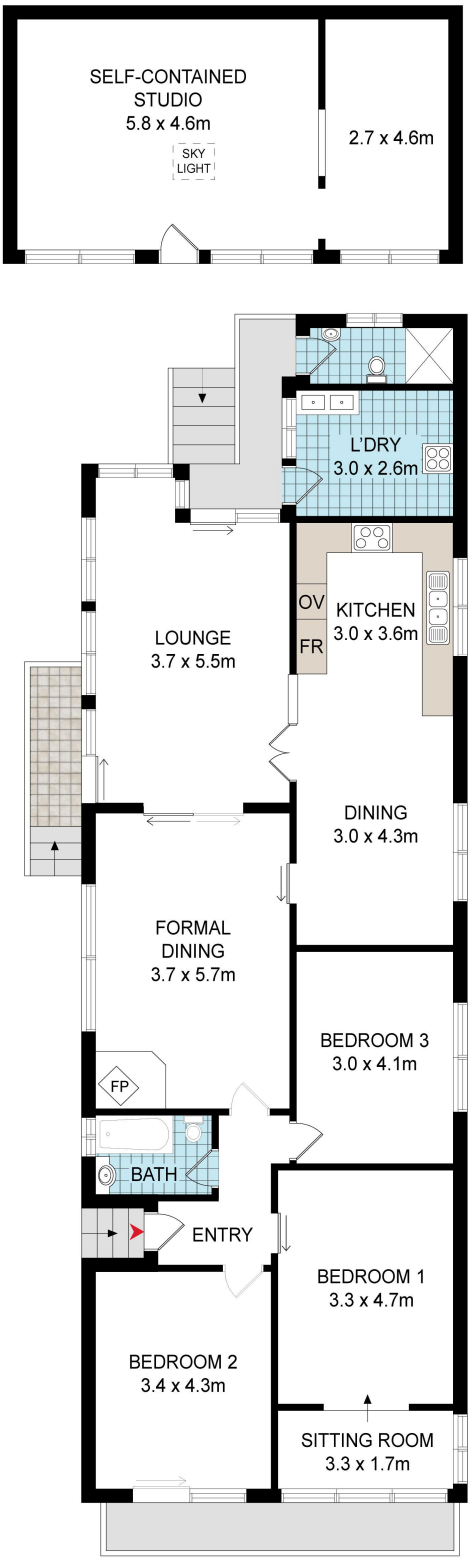
Francois Vassiliades 0400 131 415
Director/Licensee | francois@ljhcampsie.com.au
Peter Kassas 0404 003 320
Sales Executive | peter@ljhcampsie.com.au

LJ Hooker Campsie (02) 9789 6088
197 Beamish Street, CAMPSIE NSW 2194
campsie.ljhooker.com.au | info@ljhcampsie.com.au

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.



SITE PLAN (not to scale)



6 KENNEDY AVENUE, BELMORE

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTGATIONS

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.