



Belmore, 75 Leylands Parade

Immaculate Family Home with Duplex Potential,
Easement-Free 732sqm

Perfectly positioned in one of Belmore's most desirable tree-lined streets, this immaculate double brick family home combines lifestyle comfort with outstanding future potential. Set on a sprawling 732sqm easement-free block of land with a wide 15.24m frontage, this quality residence showcases generous proportions, an expansive and versatile floor plan with light filled interiors designed for relaxed family living and entertaining. Beautifully presented and ready to enjoy while offering scope to further enhance and add value. Take advantage of this exceptional opportunity to occupy or invest, re-create your dream home or capitalise on prime Duplex development potential (STCA) in this ultra-convenient blue-ribbon locale!

- Four (4) versatile oversized double bedrooms
- Huge formal lounge area provides potential to also convert into five double bedrooms
- Stunning gourmet timber kitchen with stone benchtops, large breakfast bar, gas cooktop,



Disclaimer: 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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For Sale
SOLD UNDER THE HAMMER!

View
By Appointment

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

LJ Hooker Belmore
(02) 9750 9244

- ample cupboard storage, display cabinet and bench space
- Generous adjoining dining area with split system air conditioning
- Well-appointed bathroom, spacious laundry includes separate second shower and WC
- Security screens, large windows and high ceilings throughout, tiled and carpet floors
- Massive covered outdoor entertaining area with tiled floors overlooking pleasant rear yard with versatile workshop or storage shed, well-manicured landscaped gardens
- Deep secure driveway to carport and remote tandem lock up garage with ramp access
- Zoned R3 Medium Density Residential, Duplex potential / development upside (STCA)
- Land size 732sqm approx. with 15.24m frontage

A golden opportunity ideally situated within super close proximity to nearby amenities including 600m to Belmore train station with benefits from upcoming Sydney Metro upgrades and public transport, 550m to Canterbury League Club, main shopping facilities with vibrant cafes and restaurants from 300m, a variety of local private and public schools and vast recreational parklands near Belmore Sportsground from 850m and only 14km to Sydney CBD!

Address: 75 Leylands Parade, Belmore

Auction: Sold Under The Hammer!

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

More About this Property

Property ID	99THRQ
Property Type	House
Land Area	732 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Secure Parking Remote Garage

Muhammad Sarmini 0403 750 917

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

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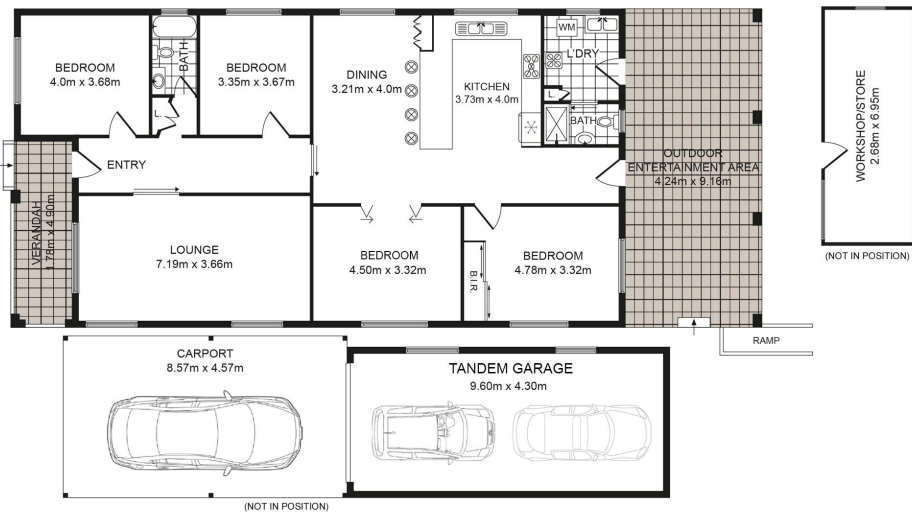
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SITE PLAN (NOT TO SCALE)

75 Leylands Parade, 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.

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