



23 Glen Street, Belrose

Family Excellence in Belrose's Golden Triangle

Proudly presented by Nima Aliasgary 0424 999 399, Awais Khan 0426 525 256, and Rhys Ferguson 0410 623 007 of LJ Hooker Alliance Group.

Positioned on a prized north-facing corner block of approximately 689.2 sqm in one of Belrose's most tightly held family enclaves, this beautifully renovated single-level residence delivers an exceptional blend of style, space, privacy and convenience. Thoughtfully updated throughout and impeccably presented, it offers effortless family living in a location renowned for its community feel, leading schools and village convenience.

Set behind secure, fully fenced surrounds and surrounded by landscaped gardens, the home immediately impresses with its light-filled interiors, beautifully restored timber floors and seamless connection to outdoor living spaces. Designed for modern family life, every detail has been carefully considered to create a home that is both functional and inviting.

At the heart of the residence, a stunning contemporary kitchen combines premium finishes with everyday practicality. Appointed with

4 1 2

AUCTION

Sat 29th Aug @ 4:30PM

VIEW

Sat 1st Aug @ 10:15AM - 10:45AM

AGENTS

Nima Aliasgary
0424 999 399
nima.aliasgary@ljhalliance.com.au

Awais Khan
0426 525 256
awais.khan@ljhalliance.com.au

AGENCY

LJ Hooker Alliance Group
(02) 9984 7100

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.



40mm stone benchtops, a generous island, quality Smeg appliances, Bosch dishwasher and excellent storage, it anchors the open-plan living and dining areas, creating a natural gathering place for family and friends.

The home's flexible layout has been thoughtfully designed to cater to growing families and changing lifestyle needs. Spacious bedrooms feature built-in wardrobes and ceiling fans, while a versatile rumpus room offers the flexibility of a fourth bedroom, home office, media room or teenage retreat. A beautiful bay window floods the living spaces with natural light, while French doors open effortlessly to the home's private outdoor entertaining areas.

Designed to embrace the Northern Beaches lifestyle, the outdoor spaces are equally impressive. Landscaped wraparound gardens create a secure haven for children and pets, while the covered entertaining deck, built-in seating and paved courtyard provide multiple spaces to relax, entertain and enjoy year-round living.

Perfectly positioned within walking distance of Wakehurst Public School, Glenrose Village, Lionel Watts Reserve and city-bound transport, this is a rare opportunity to secure a move-in-ready home in one of Belrose's most desirable lifestyle settings.

Property Highlights

- Prime north-facing corner block of approximately 689.2 sqm.
- Beautifully renovated and impeccably presented throughout.
- Freshly painted interiors and exteriors.
- Stunning restored timber flooring.
- Designer stone kitchen with premium Smeg appliances and island bench.
- Light-filled open-plan living and dining spaces.
- Elegant French doors enhancing indoor-outdoor flow.
- Flexible rumpus room, fourth bedroom, home office or additional living zone.
- Generous bedrooms with built-in wardrobes and ceiling fans.
- Family bathroom with bath and separate shower, plus guest powder room.
- Reverse-cycle ducted air conditioning throughout.
- Solar power and excellent year-round comfort.
- Landscaped wraparound gardens with level lawns for children and pets.
- Covered entertaining terrace with built-in seating.
- Double garage with easy access to outdoor living spaces.
- Easy walking distance to Wakehurst Public School, Glenrose Village, Lionel Watts Reserve and express city transport.

Estimated Rental Price Per Week: Available soon

Our offices: 29 The Centre, Forestville & 71 Waterloo Street, Narrabeen

- *** If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting. ****

Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, LJ Hooker Alliance Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only for marketing

purposes

MORE DETAILS

Property ID	8JJ26
Property Type	House
Land Area	689.2 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels North-East Corner Parcel Ceiling Fans

Nima Aliasgary 0424 999 399

Sales Executive | nima.aliasgary@ljhalliance.com.au

Awais Khan 0426 525 256

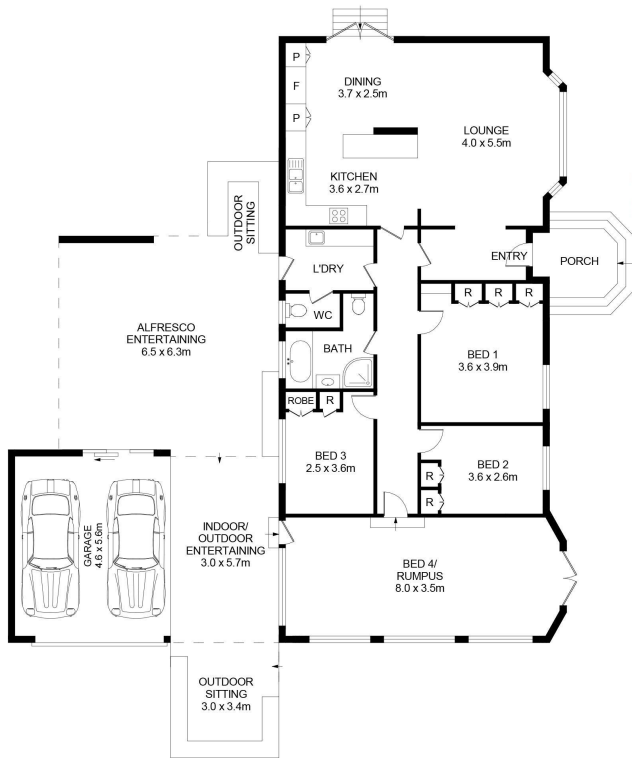
Sales Executive | awais.khan@ljhalliance.com.au

LJ Hooker Alliance Group (02) 9984 7100

71 Waterloo Street, NARRABEEN NSW 2101

alliance.ljhooker.com.au | narrabeen@ljhalliance.com.au





23 GLEN STREET, BELROSE

DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



LJ Hooker
Alliance Group