



76 Belmont Ave, Spring Farm

## Modern Family Living on a Generous 466.5m<sup>2</sup> Block




Positioned in a quiet, family-friendly street, this beautifully presented home delivers the perfect combination of space, comfort and easy living, offering far more than your average 3-bedroom home in Spring Farm.

Set on a generous 466.5m<sup>2</sup> block, 76 Belmont Avenue has been thoughtfully designed for families, first-home buyers, downsizers and savvy investors wanting a home that feels spacious, functional and move-in ready.

Step inside and you're welcomed by a light-filled layout with multiple living zones and seamless indoor-outdoor flow. The heart of the home is the open-plan kitchen, dining and living area, perfectly positioned to bring everyone together while overlooking the covered alfresco, ideal for entertaining family and friends all year round.

The master suite is privately positioned and complete with a walk-in wardrobe and ensuite, while the additional bedrooms are generously sized and serviced by a modern central bathroom.

Unlike many low-maintenance homes, this property offers genuine

3  2  2 

**FOR SALE**  
\$1,099,999 - \$1,150,000

**VIEW**  
By Appointment

**AGENCY**  
LJ Hooker Camden  
(02) 4655 2111

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

backyard space for kids, pets or future landscaping potential, without the upkeep of a larger acreage block.

Whether you're looking for your first home, a smart investment or a low-maintenance lifestyle upgrade, this home represents exceptional value in one of Spring Farm's most sought-after locations.

Currently leased at \$650 per week, the property also offers immediate rental income for investors looking to secure a quality home in a high-demand area.

#### Property Features:

- Generous 466.5m2 block
- Well-designed 156m2 floorplan
- 3 spacious bedrooms
- Master suite with walk-in robe & ensuite
- Open-plan kitchen, dining & living
- Covered outdoor entertaining area
- Modern main bathroom
- Internal laundry
- Double garage with internal access
- Low-maintenance lifestyle with usable backyard space
- Currently leased at \$650 per week

#### Prime Spring Farm Location:

- Minutes to Spring Farm Shopping Centre
- Close to quality schools & childcare
- Nearby parks, walking tracks & playgrounds
- Easy access to Narellan, Camden & major transport links

Homes with this level of space, block size and practicality are becoming increasingly hard to find in Spring Farm.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

#### MORE DETAILS

Property ID	K3J1N
Property Type	House
Land Area	466.5 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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