



76 Belmont Ave, Spring Farm

Proudly Sold by Rachel Elliott - LJ Hooker Lifestyle Group

Positioned in a quiet, family-friendly street in the heart of Spring Farm, this well-presented home delivers a standout combination of space, practicality and lifestyle appeal on a generous 466.5sqm block with valuable side access.

Offering far more than the standard three-bedroom home, 76 Belmont Avenue is designed to suit families, first-home buyers, downsizers and investors seeking a quality property with genuine flexibility and strong long-term value.

Inside, the home features a light-filled, functional layout with multiple living and dining zones, creating an easy flow that works perfectly for both everyday living and entertaining. At the centre of the home, the open-plan kitchen, dining and living area connects seamlessly to the covered outdoor alfresco, making it an ideal space for year-round gatherings.

Accommodation is well considered, with the master suite 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.

3 2 2

FOR SALE
Please Call

AGENTS

Rachel Elliott
0438 464 731
rachel.elliott@ljhooker.com.au

AGENCY

LJ Hooker Camden
(02) 4655 2111

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.

LJ Hooker

A key point of difference is the outdoor space, a usable backyard that offers room for children, pets, or future enhancements, along with the rare advantage of side access, adding real practicality for additional vehicles, trailers or storage.

The current tenancy has transitioned to a periodic arrangement following the expiry of the fixed-term lease, providing flexibility for both investors and future owner-occupiers. For buyers looking to move in, vacant possession may be available subject to the required notice period.

Whether you're stepping into the market, upgrading, or securing a strong investment in a high-demand pocket, this home represents a smart and flexible opportunity in one of Spring Farm's most consistently sought-after areas.

Property Features:

- Generous 466.5sqm block
- Well-designed 156sqm 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 living with usable backyard space
- Side access
- Currently leased at \$650 per week (periodic tenancy)

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 offering this level of block size, side access and flexibility are increasingly rare in Spring Farm, making this a compelling opportunity in today's market.

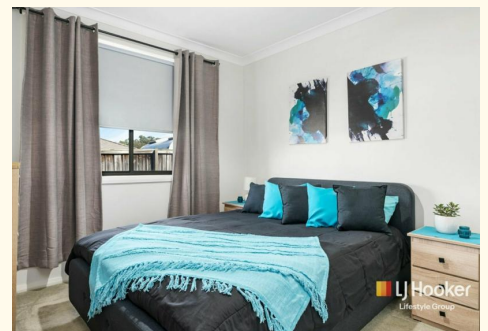
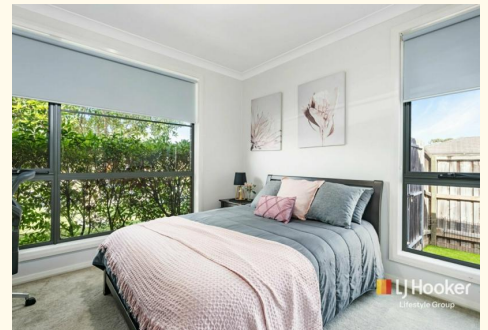
Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

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

Rachel Elliott 0438 464 731
| rachel.elliott@ljhooker.com.au

LJ Hooker Camden (02) 4655 2111
84 Argyle Street, CAMDEN NSW 2570
camden.ljhooker.com.au | camden@ljhooker.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.