

**12 Kent Street, Belmore, NSW 2192**

**Sold Duplex/Semi-detached**

Thursday, 5 October 2023

**Professionals**

12 Kent Street, Belmore, NSW 2192

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 378 m2**

**Type:**

**Duplex/Semi-detached**



Michael Sabongi



Jenny Nassour  
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**\$1,075,000**

Enjoying absolute convenience in a highly central location, this classic semi-detached family home enjoys a substantial land size of 378sqm and blends the character charm of period style features with modern updates to create a comfortable family home or savvy investment at an entry level price point. Featuring brick construction and decorated with high ornate ceilings, it provides ample scope to further customise to your personal taste. Situated within an R4 zoning catchment, it provides a potentially lucrative future opportunity to consolidate and take advantage of the development potential (STCA). - 2 bedrooms with ceiling fans, one with built-in wardrobes - Distinct living room space with ceiling fan and decorative fireplace - Versatile dining space can be used as office or sunroom - L-shaped gas kitchen with eat-in area and ample benchtop and pantry space - Ornamental ceiling detail, wide hallways and decorative cornicing - Spacious bathroom with freestanding bathtub and overhead shower - Alfresco entertaining deck for outdoor dining overlooking child-friendly backyard - Wide side driveway with off-street parking for 2-3 cars - R4 High Density Residential zoning for future development opportunity (STCA) - Floor Space Ratio 1.4:1, height of building 14 metres - 500m to Belmore station, Canterbury Leagues club, Belmore village & IGA - Additional: Floorboards, internal laundry, storage shed, outdoor dunny, attic access  
Size: 8.9m/8.34m x 46.63m = 378.4m<sup>2</sup> approx  
For Sale: By Negotiation  
Inspection: As Advertised or By Appt  
Details: Michael Sabongi 0448 419 008 & Jenny Nassour 9758 2744