

**12 Kingsgrove Road, Belmore, NSW 2192**

**Raine&Horne.**

**Sold House**

Wednesday, 13 September 2023

12 Kingsgrove Road, Belmore, NSW 2192

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$1,200,000**

A classic single level bungalow in a central setting, this full brick family home offers a wonderful blend of character charm, modern comfort and lifestyle convenience. Commanding a prime corner position with access from the quieter Westwood Avenue cul-de-sac, the home is laid out to maximise northerly sunlight in both the indoor and outdoor living areas. Stepping inside, high ornate ceilings create an immediate sense of period elegance, while fresh paint and stylish new flooring throughout ensure a move-in ready environment. Providing excellent access to everyday essentials, this welcoming residence is an easy stroll from Belmore South Public School and Clemtown Park Shopping Village. It's also ideally set within walking distance of Belmore's main street shops and train station, as well as a choice of local parks and playgrounds.

- R3 Zoning
- Separate living and dining areas plus versatile sitting room or study
- Wraparound verandah enjoying north sun, easycare paved courtyard
- Granite finished kitchen offers stainless Smeg oven and gas cooktop
- Queen sized bedrooms, both feature leadlight windows, built-in robes
- Classic style shower bathroom presents potential to add further value
- Ready to move in and enjoy, options to personalise/update in future
- Air conditioning, gas heating bayonet, two large garden storage sheds
- Additional workshop/storeroom and side street access to single garage

Moments from the hospital, easy access to city via M5 or train services