

**37 Allan Avenue, Belmore, NSW 2192**

**Professionals**

**Sold House**

Monday, 8 January 2024

37 Allan Avenue, Belmore, NSW 2192

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 5**

**Area: 695 m2**

**Type: House**



Michael Sabongi



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**\$2,550,000**

This is the one you've been waiting for! Nestled in one of Belmore's most coveted streets, this home is an exceptional opportunity to secure a prime piece of blue-ribbon real estate with unlimited potential in an area with robust demand and high growth. Sprawled across an expansive block of 695.6m<sup>2</sup> on the high side of the street, it is conveniently located just a short walk to Belmore train station, Canterbury Leagues Club, and a selection of quality schools, cafes, and restaurants. - Level 695.6m<sup>2</sup> block with a 15.24m frontage, potential for duplex development (S.T.C.A)- R3 Medium Density Residential zoning within Canterbury-Bankstown Council- 5 spacious bedrooms with high ornate ceilings- Well-sized gas kitchen with ample cabinetry and dining space- Separate living room area with tiles and air-conditioning- Spacious, fully tiled bathroom with a jacuzzi bathtub- Massive sun-drenched rear backyard, perfect for entertaining- Separate laundry room with second WC- Deep and wide driveway with 2 carports and double lockup garage & workshop- Additional off-street parking for 3-4 cars- 3 minutes to Belmore Train Station, 14km to Sydney CBD- Short distance to ample restaurants, cafes, transport, Canterbury Leagues, Belmore Boys and Belmore Sportsground Whether you're seeking a family home or eyeing development opportunities like a duplex subdivision (S.T.C.A), this property promises excellent future value and substantial growth potential for homeowners, investors and developers alike. Auction cancelled - Sold Prior! Land Size: 15.24m x 45.72m = 695.6m<sup>2</sup> approx. Details: Michael Sabongi 0448 419 008 / Jenny Nassour 9758 2744 All precaution has been taken to determine the accuracy of the above information however, all interested parties are to rely on their own inquiries and professional advice.