

**4/9-11 Reginald Avenue, Belmore, NSW 2192**

**LJ Hooker**

**Apartment For Sale**

Monday, 20 May 2024

4/9-11 Reginald Avenue, Belmore, NSW 2192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 161 m2**

**Type: Apartment**



Muhammad Sarmini  
0297509244

## **AUCTION | First Inspection this Sat 11-11:30am**

Welcome to modern, convenient and tasteful living as you step into this oversized full brick apartment in a boutique block of only 6, perfectly located in the heart of Belmore! Featuring beautifully presented light filled interiors, this stylish home on the first floor front position offers a perfect blend of contemporary design and generous comfort, complimented by a versatile and well-proportioned layout promoting quality living ready to move straight in and enjoy or maximise as a superb investment. Take advantage of this rare and exceptional opportunity, offering immaculate easy care living in an ultra-convenient locale that is sure to impress!- Three (3) oversized bedrooms, all with built-in robes, master bedroom features ensuite plus second built-in robe and own private balcony- Huge open plan living and dining area with split system air conditioning flowing on to large private balcony with open leafy outlook, perfect for entertaining- Generous open plan modern kitchen with stone benchtops, breakfast bar, ample cupboard and bench space, stainless steel appliances including dishwasher and gas cook top plus an additional adjoining meals area- Modern and spacious fully tiled bathrooms, main features separate bath tub and shower, internal laundry- Large windows provide an abundance of natural light, tiled and carpeted floors- Well maintained and attractive security building with intercom access- Double lock up garage in secure basement parking with internal access- Total area approximately 161sqmIdeally situated in a super convenient location only 600m to Belmore Station, 400m to Belmore IGA, 220m to Belmore Medical Centre, 300m to main shopping strip including a vibrant array of cafes and restaurants, 850m to Canterbury League Club, a variety of local schools from 400m, 700m to Belmore Sports ground and vast recreational parklands, within close proximity to many nearby amenities and only 14km to CBD, this truly is a fantastic opportunity not to be missed!Address: 4/9-11 Reginald Avenue, BelmoreAuction: Saturday 15th June 2024, Onsite at 1:30pm Inspect: As advertised or by appointmentContact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au