

**12 Edison Street, Belmore, NSW, 2192**

**Professionals**

**House For Sale**

Wednesday, 30 October 2024

12 Edison Street, Belmore, NSW, 2192

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Michael Sabongi



Jenny Nassour  
(02)97582744

## Modern 4-Bedroom Family Haven with Rear Lane Access

Set on a sun-soaked, north-east facing block, this charming full-brick home masterfully combines style and function across a generous 488.9m<sup>2</sup> lot.

Tastefully updated and bathed in natural light, the interiors boast high ceilings, wide hallways, and elegant design details throughout.

With bonus rear lane access and a long wide driveway, this centrally located home offers unparalleled convenience just 700m to Belmore Station and metro line upgrades and a 2-3 minute drive to Clemton Park and Campsie shopping centres.

- 4 generous bedrooms with ceiling fans, main with walk-in wardrobe
- Grand living and dining area with air-conditioning and combustion heater
- Chef's kitchen equipped with gas, quality appliances and dishwasher
- 2 bathrooms, luxurious main with skylight, freestanding tub & rain shower head
- Renovated internal laundry with storage and additional WC
- Alfresco entertaining area overlooking manicured lawn
- Long and wide driveway to secure garage with storage
- Rear lane access from Rydge Lane, off-street parking for 2-3 vehicles
- Walking distance to parks, cafes, shops, schools and childcare
- 900m to Belmore IGA and 950m to Canterbury Leagues Club
- 2-minute drive to Campsie Woolworths and shops
- 3-minute drive to Clemton Park Coles and village

Auction: Saturday 30th November at 3:30pm, On Site

Land Size: 12.19m x 40.23m = 488.9m<sup>2</sup> approx.

Inspection: Saturday 3:00pm - 3:30pm or By Appt

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.