

52 Yangoora Road, Belmore, NSW 2192

House For Sale

Monday, 1 July 2024



52 Yangoora Road, Belmore, NSW 2192

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Francois Vassiliades
0297896088



Peter Kassas
0404003320

Auction

Occupying an impressive 746sqm deep level block on the high side of the street, this charming freestanding residence presents boundless potential and possibilities to recreate/renovate to add further value or knock-down and rebuild a brand-new family dream home (STCA). Warm and inviting and brimming with natural light, it reveals a classic layout with fresh and airy interiors enhanced by high ceilings and engineered timber flooring. It features separate living and dining areas plus a neat gas kitchen, while the oversized backyard offers plenty of space to relax, play and entertain. Accommodation comprises three well-sized bedrooms, two of which are appointed with built-in wardrobes and the two front bedrooms open to a sizeable sunroom. Additional features include a fully-tiled bathroom plus a storeroom and two additional w/c's. Explore the potential to capitalise on its excellent location within a stroll of quality schools and public transport while enjoying easy access to both Belmore and Lakemba Stations, shops, eateries and all everyday amenities.

- Fresh and airy with high ceilings and engineered timber floors
- Classic layout featuring separate living/dining, neat gas kitchen
- Oversized level backyard with plenty of space for children to play
- Well-proportioned bedrooms, two appointed with built-in robes
- Two bedrooms open to sizeable sunroom, fully-tiled bathroom
- Side access, storage shed, external laundry, two additional w/c
- Positioned on the high side of the street, easement free block
- Excellent scope to recreate/renovate further to add value (STCA)
- Outstanding potential to knock-down and rebuild dream home (STCA)
- Walk to Hampden Park Public School, Belmore Boys High School
- Easy access to Belmore and Lakemba Train Stations, shops and eateries

Total Property Size: 746sqm approx. Council Rates: \$478.00 per quarter approx. Water Rates: \$193.33 per quarter approx. Inspect: Saturdays 11:30am - 12:00pm or By Appointment Auction: Onsite Saturday 27/07/2024 at 12:00pm Details: Francois Vassiliades - 0400 131 415 Peter Kassas - 0404 003 320