

**2/6 Allegra Avenue, Belmore, NSW, 2192**

**Townhouse For Sale**

Monday, 28 October 2024



2/6 Allegra Avenue, Belmore, NSW, 2192

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Francois Vassiliades  
0297896088

## **Superb 260sqm Duplex-Style Modern Townhouse Perfect for Families!**

Impressive in scale and bathed in natural light, this solid modern spacious 260sqm three-bedroom duplex-style townhouse has a private entry adding to its house-like feel.

A peaceful cul-de-sac setting with leafy greenery all around underscores a sense of calm and well-being while offering absolute convenience within walking distance to Belmore's buzzing shops, popular eateries and the station.

Upon entering the home, you are welcomed by generous formal lounge and dining areas flowing to a second open plan living area with plenty of space for families to relax, play and entertain.

Chef's will delight in the gourmet stone kitchen equipped with premium stainless steel appliances and a breakfast bar, while interiors spill out to an oversized courtyard with a massive pergola providing an incredible space for all-weather entertaining.

Upper-level accommodation comprises three oversized bedrooms. The master features a large walk-in wardrobe and a stylish fully tiled ensuite while enjoying access to a sunny balcony. The second and third bedrooms are appointed with mirrored built-in wardrobes plus there is a full-sized main bathroom with a separate bath and shower.

There is a family-sized laundry with a third w/c and reverse cycle air conditioning in the master bedroom and living area, while interiors are enhanced by high ceilings, plantation shutters, quality tiled floors on the lower level and quality floating timber floors on the staircase and upper level.

The residence is complete with convenient access via the courtyard to a secure double garage with side-by-side parking and ample storage space.

Perfect for families needing the space of a house yet without the maintenance, it is superbly positioned within walking distance to Belmore South Public School and St Joseph's Catholic Primary School, parks and public transport.

- Impressive layout with formal and informal living/dining areas
- Gourmet stone kitchen with b/bar, quality s/steel appliances
- Electric cooktop with rangehood, dishwasher, ample storage
- Superb all-weather entertainment courtyard with huge pergola
- Three oversized bedrooms, two appointed with built-in robes
- Main with large walk-in robe, air cond. fully tiled ensuite
- Main bedroom opens to sunny balcony, full main bathroom
- Understair storage, family-sized internal laundry with third w/c
- Quality floating timber and tiled flooring, plantation shutters
- Courtyard access to double garage with side-by-side parking
- High ceilings, air conditioning throughout the lower living area
- Stroll to Belmore station, shops and cafés, gyms and restaurants
- Walk to Belmore South Public and St Joseph's Catholic Primary School

Total Property Size: 260sqm / Living areas 225sqm approx.

Strata Levies: \$1032.00 per quarter approx.

Council Rates: \$401.00 per quarter approx.

Water Rates: \$180.00 per quarter approx.

Inspections: Saturdays 2:00pm - 2:30pm or By Appointment

Auction: Onsite Saturday 23 November 2024 at 2:30pm

Details: Francois Vassiliades ~ 0400 131 415  
Peter Kassas ~ 0404 003 320  
(Agents Interest)