

**5/33A Garden St, Belmore, NSW 2192**

**Sold - \$395,000**

Apartment 2  1 



## CONVENIENT LIVING IN AN ULTRA-QUIET STREET

Set in a peaceful, leafy street within a well-maintained security block of 10, this is a fantastic entry-level opportunity for first home buyers and investors to secure an updated 2-bedroom apartment in a highly sought-after growth area.

Positioned conveniently within 5-minutes drive to Belmore and Clemton Park villages, this neat and tidy apartment offers a low-maintenance, open layout with plenty of natural light and the added bonus of low strata!

Features include:

- Two tidy bedrooms, main with built-in wardrobes
- Combined lounge & dining area with a leafy outlook
- Modern kitchen with gas cooking and ample cupboard space
- Bathroom with separate bathtub for your convenience
- Floating floorboards throughout
- Designated car space and laundry facility
- Low maintenance investment, currently rented at \$360/week
- Short distance to Clemton Park Coles, Canterbury Hospital & Canterbury Leagues Club
- Variety of essential amenities within walking distance including local schools, childcare centres, restaurants and just 14km to Sydney CBD

This is your opportunity to enter the Belmore market with a quality apartment or a low-maintenance investment in a highly convenient location.

Strata Levies: \$469.80 pq approx.

Council Rates: \$314.00 pq approx.

Water Rates: \$158.00 pq approx.

Address: 5/33A Garden Street, BELMORE NSW 2192

For Sale: By Negotiation

Inspection: As Advertised or By Appt

Details: Michael Sabongi 0448 419 008 / Janny Nassour 0758 2744

### Listed By

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**Open for Inspection**

By Appointment.