

3 Cobden St, Belmore, NSW 2192

Sold - 25/02/2023

House 2 2 1 1



## SOLD BY PETER KASSAS 0404 003 320

Original And Affordable Semi With Potential In A Sought-after Family-oriented Street

An outstanding opportunity exists in a highly sought-after street, this original Federation semi occupies an approx. 291sqm parcel and presents boundless potential and possibilities to recreate/renovate and put your creative stamp (STCA).

Presenting an affordable entry point for families wishing to move into the area, it features original interiors primed for a complete sympathetic makeover while enhanced by high ornate ceilings, leadlight windows, and picture rails. Accommodation comprises two well-proportioned bedrooms, the main is appointed with a built-in wardrobe, while there are separate lounge and dining areas, a gas kitchen and to the rear is an oversized level backyard.

Explore the possibilities to capitalise on its prized location, within a stroll of shops and popular cafés, Belmore Oval and Belmore Station as well as parks, quality schools and Canterbury Hospital.

- \* Original interiors primed for sympathetic makeover/renovation (STCA)
- \* Lounge room with fireplace fixture opens to front covered verandah
- \* Eat-in gas kitchen, oversized level backyard with excellent scope
- \* Well-proportioned bedrooms, sunroom - potential third bedroom
- \* High ornate ceilings and cornices, leadlight windows, picture rails
- \* Original bathroom with combined bath and shower, internal laundry
- \* Side driveway access with potential for a lock-up garage (STCA)
- \* Stroll to village shops and cafés, Belmore Oval, quality schools
- \* Walk to Belmore Station, Canterbury Hospital, popular eateries

Council Rates: \$292.00 per quarter approx.

Water Rates: \$170.00 per quarter approx.

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

### Listed By

The Office

Phone: (02) 9789 6088

Francois Vassiliades



Open for Inspection

By Appointment.