

# FOR SALE

## R3 ZONED | EXPANSIVE FAMILY LIVING ON 949M<sup>2</sup> WITH FUTURE POTENTIAL

Positioned within one of South-West Sydney's rapidly growing and highly connected pockets, this substantial 949m<sup>2</sup> parcel delivers the rare combination of generous family living, exceptional vehicle accommodation and exciting future potential.

Zoned R3 Medium Density Residential, the property presents an outstanding opportunity for families, blended families, investors, land bankers or developers looking to secure a strategic holding within a high-growth corridor, subject to council approval.

The home itself is exceptionally versatile, offering four spacious bedrooms, multiple living zones, a dedicated study and expansive indoor-outdoor functionality designed to accommodate growing or extended families with ease.

### Property Features:

- Approx. 949m<sup>2</sup> parcel
- R3 Medium Density Residential zoning
- Four spacious bedrooms
- Two bathrooms plus third toilet
- Multiple living areas plus dedicated study
- Lock-up garage plus oversized carport accommodating up to three vehicles
- Drive-through rear access
- Large rear shed with excellent storage/workshop potential
- Potential granny flat conversion to shed area (STCA)
- In-ground swimming pool
- Flexible layout ideal for multi-generational or blended family living
- Exceptional future redevelopment potential (STCA)

### Location Highlights:

- Minutes to Glenfield Train Station
- Easy access to M5 & M7 motorways
- Close to Liverpool CBD & Edmondson Park
- Convenient access to schools, shopping centres and local parks
- Positioned within Sydney's expanding South-West growth corridor

4 BED | 2 BATH | 3 CAR

### PRICE:

\$1,550,000 - \$1,650,000

### OPEN FOR INSPECTION:

May 23 at 11:00am - 11:30am



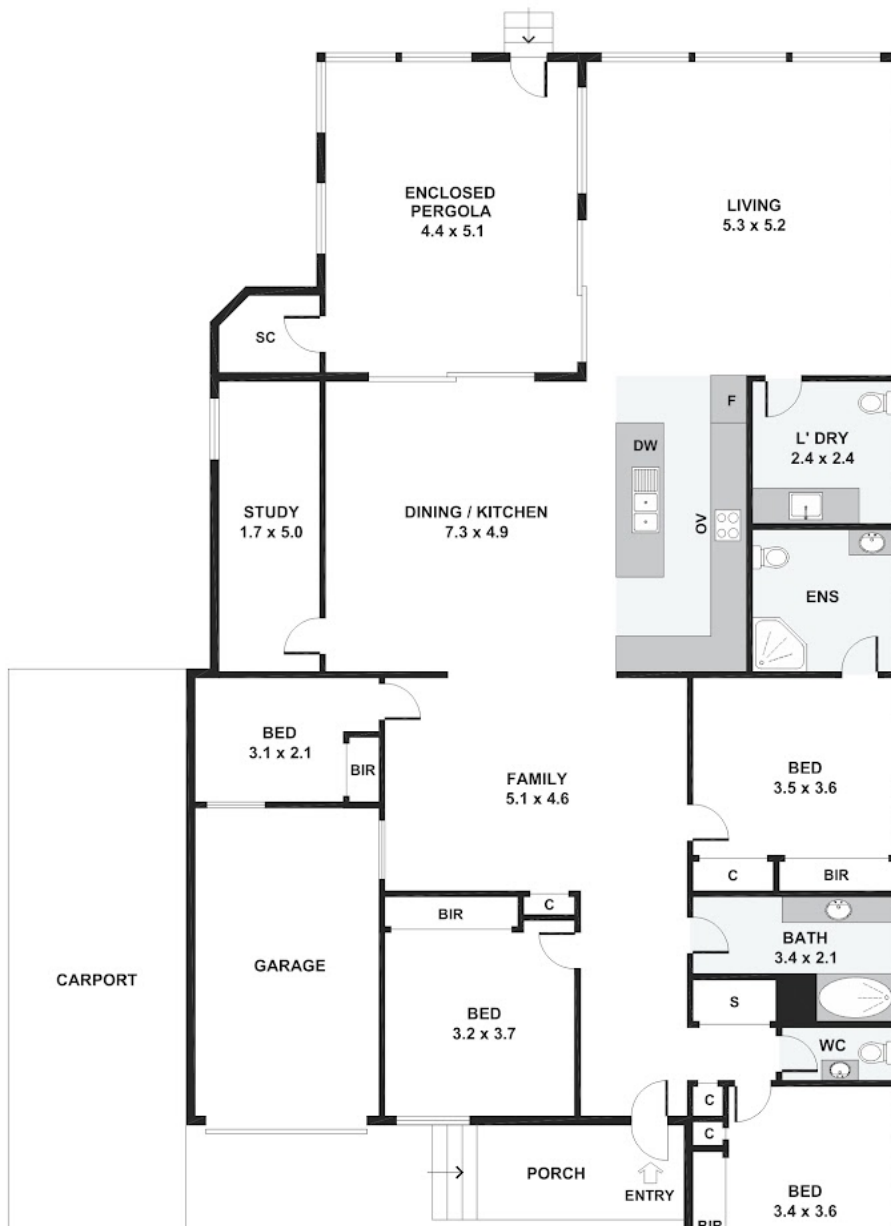
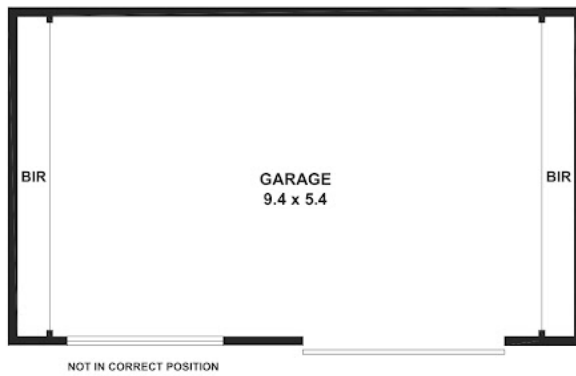
**Natasha Williams**

**0449281201**

[natasha@atrealty.com.au](mailto:natasha@atrealty.com.au)

[soldindilly.com.au](https://soldindilly.com.au)

# 46 Belmont Road, Glenfield



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.