



625 BELLAIRE AVENUE

625 BELLAIRE AVE, AMBLER, PA 19002

\$525,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Tucked at the end of a quiet cul-de-sac just moments from the heart of Ambler, this thoughtfully updated home offers a great combination of privacy, convenience, and move-in ready interior living. Inside, the home has been extensively improved, beginning with a 2020 renovation that introduced clean, modern finishes and an easy, functional layout. The kitchen is a standout, featuring custom cabinetry, quartz countertops, a farmhouse sink, and a center island with a custom cherry butcher block top. Stainless steel appliances and gas cooking complete a space that is both stylish and practical for everyday use.

**Heating - Fuel Type: Gas,
Garage Count: 1 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Heating Type: Forced Air,
Water: City Water**

\$525,000



Natural light fills the main living areas, highlighting the refinished hardwood floors that run throughout much of the home. The main level offers the ease of single-level living for everyday life, with bedrooms, full bath, and living spaces all thoughtfully arranged, while the lower level provides additional flexibility with a finished area, laundry, and access to the attached garage. The full bathroom has been recently renovated, building on previous updates with fresh, modern design choices. Major system upgrades have already been addressed, including conversion to gas, updated mechanicals, a 200-amp electrical panel, and a newer roof (2022), allowing the next owner to focus more on personalization than projects. Set on a .38-acre lot with mature trees, the outdoor space offers a natural setting with room to enhance over time. The rear deck provides a great starting point for outdoor entertaining, with a few minor improvements to consider. The lot itself also presents an opportunity for future expansion, including the potential for a vertical addition. Located just minutes from downtown Ambler's restaurants, shops, parks, and regional rail, this home offers both convenience and long-term upside in a highly desirable area. A smart move for buyers looking for a home that's already been improved...



with the chance to make it even better.



